Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

7/28 Clairmont Avenue, Bentleigh Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/i	underquot	ting		
Range betweer	\$900,000		&		\$950,000			
Median sale p	rice							
Median price	\$965,000	Pro	operty Type	Unit			Suburb	Bentleigh
Period - From	01/04/2021	to	30/06/2021		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2c Prince Edward Av MCKINNON 3204	\$953,100	10/08/2021
2	3/77 Robert St BENTLEIGH 3204	\$920,000	27/05/2021
3			

OR

B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

24/08/2021 12:19









Property Type: Divorce/Estate/Family Transfers Agent Comments Double lock up garage via rear drive way Indicative Selling Price \$900,000 - \$950,000 Median Unit Price June quarter 2021: \$965,000

Comparable Properties



2c Prince Edward Av MCKINNON 3204 (REI)

Agent Comments

Agent Comments



Price: \$953,100 Method: Sold Before Auction Date: 10/08/2021 Property Type: Townhouse (Single)



3/77 Robert St BENTLEIGH 3204 (REI/VG)

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Price: \$920,000 Method: Sold Before Auction Date: 27/05/2021 Rooms: 4 Property Type: Townhouse (Res)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig | P: 03 9194 1200





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