

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

59A North Avenue, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$1,360,000

Property Type

House

Suburb

Bentleigh

Period - From

01/04/2019

to

30/06/2019

Source

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/21 Hobart St BENTLEIGH 3204	\$823,000	07/09/2019
2	1/28 Myrtle St BENTLEIGH 3204	\$795,000	06/06/2019
3	15b Buckingham Av BENTLEIGH 3204	\$750,000	14/09/2019

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:

15/10/2019 16:18



3 1 1

Property Type: House

Agent Comments

Heartwarming 3 bedroom Art Deco home with spellbinding alfresco garden, 3 inviting living areas (gas fire & OFP), modern kitchen (new appliances), 2nd toilets, R/C air cond & parking. Near Patterson station, cafes & organic grocers, walk to Centre Rd, Victory Park & schools.

Indicative Selling Price

\$780,000 - \$850,000

Median House Price

June quarter 2019: \$1,360,000

Comparable Properties



2/21 Hobart St BENTLEIGH 3204 (REI)

Agent Comments

2 1 2

Price: \$823,000

Method: Auction Sale

Date: 07/09/2019

Property Type: Townhouse (Res)



1/28 Myrtle St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$795,000

Method: Private Sale

Date: 06/06/2019

Property Type: Unit



15b Buckingham Av BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$750,000

Method: Auction Sale

Date: 14/09/2019

Rooms: 4

Property Type: Unit