# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

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	Pro	perty 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

7,01	aress of comparable property	1 1100	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



Date of sale



Trent Collie 9593 4500 0425 740 484

> \$780,000 - \$850,000 **Median House Price**

June quarter 2019: \$1,360,000

trentcollie@jelliscraig.com.au **Indicative Selling Price** 

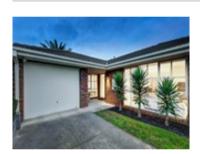




Property Type: House **Agent Comments** 

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.

# Comparable Properties



2/21 Hobart St BENTLEIGH 3204 (REI)





Price: \$823,000 Method: Auction Sale Date: 07/09/2019

Property Type: Townhouse (Res)

**Agent Comments** 



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

**-**2







Price: \$795,000 Method: Private Sale Date: 06/06/2019 Property Type: Unit

Agent Comments



15b Buckingham Av BENTLEIGH 3204 (REI)

**-** 2





Price: \$750.000 Method: Auction Sale Date: 14/09/2019 Rooms: 4

Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



