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

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 31 Lahona Avenue, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,240,000		&		\$1,360,000				
Median sale p	rice								
Median price	\$1,252,500	Pro	operty Type	Hou	se		Suburb	Bentleigh East	
Period - From	01/01/2020	to	31/03/2020		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 six months 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	7 Harper Av BENTLEIGH EAST 3165	\$1,290,000	14/03/2020
2	1 Lahona Av BENTLEIGH EAST 3165	\$1,270,000	02/12/2019
3	48 Norville St BENTLEIGH EAST 3165	\$1,256,000	14/03/2020

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.

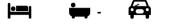
This Statement of Information was prepared on:

22/05/2020 10:25



# woodards





**Property Type:** Agent Comments Indicative Selling Price \$1,240,000 - \$1,360,000 Median House Price March quarter 2020: \$1,252,500

## **Comparable Properties**



7 Harper Av BENTLEIGH EAST 3165 (REI)



Price: \$1,290,000 Method: Auction Sale Date: 14/03/2020 Property Type: House (Res) Land Size: 580 sqm approx



1 Lahona Av BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,270,000 Method: Private Sale Date: 02/12/2019 Rooms: 6 Property Type: House Land Size: 596 sqm approx



48 Norville St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,256,000 Method: Auction Sale Date: 14/03/2020 Rooms: 6 Property Type: House (Res) Land Size: 697 sqm approx

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments