

# 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

31 Lahona Avenue, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,240,000

&

\$1,360,000

### Median sale price

Median price \$1,252,500

Property Type House

Suburb Bentleigh East

Period - From 01/01/2020

to

31/03/2020

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	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



**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)**

Agent Comments



**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