

# 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 Duckmanton Court, 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 \$1,450,000

&

\$1,550,000

### Median sale price

Median price \$1,547,500

Property Type House

Suburb Bentleigh East

Period - From 01/07/2021

to

30/09/2021

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	25a Leary Av BENTLEIGH EAST 3165	\$1,571,000	09/10/2021
2	1b Parkmore Rd BENTLEIGH EAST 3165	\$1,500,000	25/08/2021
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:

12/11/2021 10:43



4 3 2

**Property Type:** House

**Land Size:** 371 sqm approx

**Agent Comments**

Radiant 4 bedroom + study 3.5 bathroom family temptation on a low maintenance block, featuring 2 dazzling living areas, modern classic granite kitchen, 2 bedroom suites, a sun-filled study, a north-facing rear garden with elevated alfresco entertaining; Tasmanian Oak floors throughout & a large double auto garage. McKinnon Secondary College zone, walk to Centre Road cafes.

## Comparable Properties



**25a Leary Av BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,571,000

**Method:** Auction Sale

**Date:** 09/10/2021

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 275 sqm approx



**1b Parkmore Rd BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 25/08/2021

**Property Type:** Townhouse (Single)

**Land Size:** 490 sqm approx

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.