

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

17 Box Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Bentleigh East

Period - From 01/07/2020 to 30/09/2020 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	8 Abbin Av BENTLEIGH EAST 3165	\$1,500,000	21/06/2020
2	39 Campbell St BENTLEIGH 3204	\$1,450,000	24/04/2020
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: 20/10/2020 12:14



Property Type: House

Land Size: 850 sqm approx

Agent Comments

Comparable Properties



8 Abbin Av BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$1,500,000

Method: Sale

Date: 21/06/2020

Property Type: House (Res)

Land Size: 970 sqm approx



39 Campbell St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,450,000

Method: Sold Before Auction

Date: 24/04/2020

Property Type: House (Res)

Land Size: 760 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.