

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

21a Dromana Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,500,000

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	46b Lindsay St BENTLEIGH 3204	\$1,680,000	18/11/2021
2	2/21 Brine St HUGHESDALE 3166	\$1,607,000	18/11/2021
3	42b Kennedy St BENTLEIGH EAST 3165	\$1,520,000	15/10/2021

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:

20/11/2021 15:40



Property Type: Townhouse

Land Size: 338 sqm approx

Agent Comments

McKinnon Secondary Zone

Comparable Properties



46b Lindsay St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,680,000

Method: Sold Before Auction

Date: 18/11/2021

Property Type: Townhouse (Single)



2/21 Brine St HUGHESDALE 3166 (REI)

Agent Comments



Price: \$1,607,000

Method: Auction Sale

Date: 18/11/2021

Property Type: Townhouse (Res)



42b Kennedy St BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$1,520,000

Method: Sale

Date: 15/10/2021

Property Type: Strata Unit/Townhouse - Conjoined