

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

11 Noora Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,350,000

&

\$1,400,000

Median sale price

Median price

\$1,363,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2021

to

31/03/2021

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	15 Noora Av BENTLEIGH EAST 3165	\$1,349,000	03/03/2021
2	85 Bignell Rd BENTLEIGH EAST 3165	\$1,388,000	11/02/2021
3	8 Leo St BENTLEIGH EAST 3165	\$1,381,000	02/02/2021

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:

07/06/2021 19:58

11 Noora Avenue, Bentleigh East Vic 3165

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Property Type: House (Previously Occupied - Detached)
Land Size: 621 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,400,000
Median House Price
March quarter 2021: \$1,363,000

Comparable Properties



15 Noora Av BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,349,000
Method: Private Sale
Date: 03/03/2021
Property Type: House
Land Size: 613 sqm approx



85 Bignell Rd BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,388,000
Method: Sold Before Auction
Date: 11/02/2021
Property Type: House (Res)
Land Size: 627 sqm approx



8 Leo St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,381,000
Method: Sold Before Auction
Date: 02/02/2021
Property Type: House (Res)
Land Size: 583 sqm approx

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