

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

18A LAHONA AVENUE BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,512,000

Property type

Other

Suburb

Bentleigh East

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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 6 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

9B FROMER STREET BENTLEIGH VIC 3204	\$1,600,000	11-Jul-22
31A PURTELL STREET BENTLEIGH EAST VIC 3165	\$1,700,000	04-Apr-22
13B VALE STREET BENTLEIGH VIC 3204	\$1,768,000	01-Jun-22

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 6 months.

This Statement of Information was prepared on: 03 August 2022



**9B FROMER STREET BENTLEIGH
VIC 3204**

 4  3  2

Sold Price ^{RS} **\$1,600,000** Sold Date **11-Jul-22**

Distance **0.89km**



**31A PURTELL STREET BENTLEIGH
EAST VIC 3165**

 3  2  2

Sold Price ^{RS} **\$1,700,000** ^{UN} Sold Date **04-Apr-22**

Distance **0.27km**



**13B VALE STREET BENTLEIGH VIC
3204**

 4  3  2

Sold Price **\$1,768,000** Sold Date **01-Jun-22**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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