

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

9 Bendigo Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,250,000

&

\$1,320,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Bentleigh

Period - From 01/01/2019

to 31/12/2019

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 Clairmont Av BENTLEIGH 3204	\$1,322,000	07/12/2019
2	59 Bendigo Av BENTLEIGH 3204	\$1,312,000	07/12/2019
3	159 Patterson Rd BENTLEIGH 3204	\$1,322,000	30/11/2019

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:

20/03/2020 15:24



Property Type: House (Previously Occupied - Detached)

Land Size: 590 sqm approx

Agent Comments

Comparable Properties



8 Clairmont Av BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,322,000

Method: Auction Sale

Date: 07/12/2019

Rooms: 5

Property Type: House (Res)

Land Size: 613 sqm approx



59 Bendigo Av BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,312,000

Method: Auction Sale

Date: 07/12/2019

Rooms: 7

Property Type: House (Res)

Land Size: 619 sqm approx



159 Patterson Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,322,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)

Land Size: 605 sqm approx