

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

779 Henley Road, Bend Of Islands Vic 3097

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$883,500

Property Type House

Suburb Bend Of Islands

Period - From 04/11/2020

to

03/11/2021

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	692 Henley Rd BEND OF ISLANDS 3097	\$950,000	15/06/2021
2	586 Henley Rd BEND OF ISLANDS 3097	\$942,000	12/07/2021
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:

04/11/2021 22:08



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Property Type: House
Land Size: 3634 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
04/11/2020 - 03/11/2021: \$883,500

Comparable Properties



692 Henley Rd BEND OF ISLANDS 3097 (REI)

Agent Comments

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The usable flat part of the land was approx 600sqm. Block was dense and steep.

Price: \$950,000
Method: Private Sale
Date: 15/06/2021
Property Type: House (Res)
Land Size: 16794.47 sqm approx



586 Henley Rd BEND OF ISLANDS 3097 (REI)

Agent Comments

2 2 2

Smaller property. Only 2 bedroom in main dwelling and land didn't allow for access anywhere

Price: \$942,000
Method: Private Sale
Date: 12/07/2021
Rooms: 5
Property Type: House (Res)

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.

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