Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 779 Henley Road, Bend Of Islands Vic 3097

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$1,100,000		&		\$1,200,000			
Median sale price								
Median price	\$883,500	Pro	Property Type		House		Suburb	Bend Of Islands
Period - From	04/11/2020	to	03/11/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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









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) 5 2 - Price: \$950,000 Method: Private Sale Date: 15/06/2021 Property Type: House (Res) Land Size: 16794.47 sqm approx	Agent Comments The usable flat part of the land was approx 600sqm. Block was dense and steep.
586 Henley Rd BEND OF ISLANDS 3097 (REI) 2 2 2 2	Agent Comments Smaller property. Ony 2 bedroom in main
Price: \$942,000 Method: Private Sale Date: 12/07/2021 Rooms: 5 Property Type: House (Res)	 dwelling and land didn't allow for access anywhere

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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propertydata



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