

# 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

14 Harding Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&

\$1,320,000

### Median sale price

Median price \$1,450,000

Property Type House

Suburb Bentleigh

Period - From 01/07/2019

to

30/06/2020

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	16 Hobart St BENTLEIGH 3204	\$1,250,000	19/05/2020
2	7 Harper Av BENTLEIGH EAST 3165	\$1,290,000	14/03/2020
3	29 North Av BENTLEIGH 3204	\$1,305,000	14/03/2020

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:

28/07/2020 14:02



**Property Type:**

Agent Comments

## Comparable Properties



**16 Hobart St BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 19/05/2020

**Property Type:** House

**Land Size:** 597 sqm approx



**7 Harper Av BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,290,000

**Method:** Auction Sale

**Date:** 14/03/2020

**Property Type:** House (Res)

**Land Size:** 580 sqm approx

**29 North Av BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$1,305,000

**Method:** Auction Sale

**Date:** 14/03/2020

**Property Type:** House (Res)

**Land Size:** 607 sqm approx