

# 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

2/21 Bonny Street, Bentleigh East Vic 3165

### Indicative selling price

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

Single price

\$779,000

### Median sale price

Median price

\$1,100,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/10/2019

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	2/20 Kennedy St BENTLEIGH EAST 3165	\$742,500	31/08/2019
2	2/31 Hamer St MOORABBIN 3189	\$725,000	07/09/2019
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:

24/02/2020 09:47



2   1   1

**Property Type:** Villa

**Agent Comments**

**Indicative Selling Price**

\$779,000

**Median Unit Price**

December quarter 2019: \$1,100,000

## Comparable Properties



**2/20 Kennedy St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$742,500

**Method:** Auction Sale

**Date:** 31/08/2019

**Property Type:** Unit

**Land Size:** 220 sqm approx



**2/31 Hamer St MOORABBIN 3189 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$725,000

**Method:** Auction Sale

**Date:** 07/09/2019

**Property Type:** Unit

**Land Size:** 227 sqm approx

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.