

# 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

10 Huon Grove, 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)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,446,500

Property Type House

Suburb Bentleigh East

Period - From 01/04/2021

to 30/06/2021

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	45 Northam Rd BENTLEIGH EAST 3165	\$1,400,000	22/09/2021
2	28 Matthews Rd BENTLEIGH EAST 3165	\$1,340,000	06/08/2021
3	14 Greenview Ct BENTLEIGH EAST 3165	\$1,300,000	08/09/2021

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:

30/09/2021 14:07



4   2   2

**Property Type:** House

**Land Size:** 589 sqm approx

**Agent Comments**

## Comparable Properties



**45 Northam Rd BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3   1   6

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 22/09/2021

**Property Type:** House

**Land Size:** 630 sqm approx



**28 Matthews Rd BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3   2   1

**Price:** \$1,340,000

**Method:** Sold Before Auction

**Date:** 06/08/2021

**Property Type:** House (Res)

**Land Size:** 587 sqm approx



**14 Greenview Ct BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3   2   1

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 08/09/2021

**Property Type:** House

**Land Size:** 586 sqm approx