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	d Co Bondia	59 Bendigo Avenue, Bentleigh Vic 3204						
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$1,000,000		&	\$1,100,0	\$1,100,000				
Median sale price								
Median price \$1,400	0,000	Property Type H	House	Su	burb	Bentleigh		
Period - From 01/07	/2019 to	30/09/2019	So	urce RE	IV			
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					Pr	ice	Date of sale	
1								
2								
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 State	ement of Informs	ation was prep	ared on:		20/10/20	10.17.46	









Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price September quarter 2019: \$1,400,000

Comparable Properties

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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