

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

26 Abbin Avenue, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,150,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2020

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	117 Wickham Rd HAMPTON EAST 3188	\$1,350,000	26/05/2020
2	34 Francesco St BENTLEIGH EAST 3165	\$1,330,000	16/05/2020
3	31 Lahona Av BENTLEIGH EAST 3165	\$1,285,000	27/07/2020

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:

07/10/2020 12:57



Property Type:

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

June quarter 2020: \$1,150,000

Comparable Properties



117 Wickham Rd HAMPTON EAST 3188
(REI/VG)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 26/05/2020

Property Type: House

Land Size: 1087 sqm approx



34 Francesco St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,330,000

Method: Auction Sale

Date: 16/05/2020

Rooms: 4

Property Type: House (Res)

Land Size: 706 sqm approx



31 Lahona Av BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,285,000

Method: Private Sale

Date: 27/07/2020

Property Type: House