# 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 betweer  | \$1,250,000 |     | &           |     | \$1,350,000 |      |        |                |  |  |
| Median sale p  | rice        |     |             |     |             |      |        |                |  |  |
| Median price   | \$1,150,000 | Pro | operty Type | Hou | ISE         |      | Suburb | Bentleigh East |  |  |
| Period - From  | 01/04/2020  | to  | 30/06/2020  |     | So          | urce | 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.

| Ade | dress 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

 Image: Price:
 1
 Image: Price:

 Price:
 \$1,350,000

 Method:
 Private Sale

 Date:
 26/05/2020

 Property Type:
 House



34 Francesco St BENTLEIGH EAST 3165 (REI) Agent Comments



Land Size: 1087 sqm approx

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)



Price: \$1,285,000 Method: Private Sale Date: 27/07/2020 Property Type: House

### Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments