Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 692 Henley Road, Bend Of Islands Vic 3097

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$880,000		&		\$930,000					
Aedian sale price										
Median price	\$665,000	Pro	operty Type	House			Suburb	Bend Of Islands		
Period - From	20/05/2020	to	19/05/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	720 Henley Rd BEND OF ISLANDS 3097	\$963,000	27/11/2020
2	484 Henley Rd BEND OF ISLANDS 3097	\$825,000	12/02/2021
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:

20/05/2021 13:38









Property Type: House Land Size: 16831 sqm approx Agent Comments Indicative Selling Price \$880,000 - \$930,000 Median House Price 20/05/2020 - 19/05/2021: \$665,000

Comparable Properties



720 Henley Rd BEND OF ISLANDS 3097 (REI) Agent Comments



Price: \$963,000 Method: Private Sale Date: 27/11/2020 Property Type: House (Res)



484 Henley Rd BEND OF ISLANDS 3097 (REI) Agent Comments



Price: \$825,000 Method: Private Sale Date: 12/02/2021 Rooms: 4 Property Type: House (Res) Land Size: 1744 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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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.