

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

692 Henley Road, Bend Of Islands Vic 3097

Indicative selling price

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

Range between \$880,000 & \$930,000

Median sale price

Median price \$665,000 Property Type House Suburb Bend Of Islands

Period - From 20/05/2020 to 19/05/2021 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	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



 5  2 

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**

 4  2  2

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



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

 2  2  2

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.