

# 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

8 Harper Avenue, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000

&

\$1,450,000

### Median sale price

Median price \$1,363,000

Property Type House

Suburb Bentleigh East

Period - From 01/01/2021

to

31/03/2021

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	75 Stockdale Av BENTLEIGH EAST 3165	\$1,431,000	19/06/2021
2	35 Northam Rd BENTLEIGH EAST 3165	\$1,450,000	26/05/2021
3	6 Orloff St BENTLEIGH EAST 3165	\$1,443,000	22/05/2021

**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:

24/06/2021 10:08

8 Harper Avenue, Bentleigh East Vic 3165

Ryan Counihan

03 9557 5500

0402 188 519

rcounihan@woodards.com.au



4 2 2

**Rooms:** 4

**Property Type:** House

**Land Size:** 697 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,400,000 - \$1,450,000

**Median House Price**

March quarter 2021: \$1,363,000

## Comparable Properties



**75 Stockdale Av BENTLEIGH EAST 3165 (REI)** **Agent Comments**

2 1 1

**Price:** \$1,431,000

**Method:** Auction Sale

**Date:** 19/06/2021

**Property Type:** House (Res)



**35 Northam Rd BENTLEIGH EAST 3165 (REI)** **Agent Comments**

3 1 1

**Price:** \$1,450,000

**Method:** Sold Before Auction

**Date:** 26/05/2021

**Property Type:** House (Res)

**Land Size:** 652 sqm approx



**6 Orloff St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

4 2 3

**Price:** \$1,443,000

**Method:** Auction Sale

**Date:** 22/05/2021

**Property Type:** House (Res)

**Land Size:** 659 sqm approx

**Account** - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133