

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 Murrong Avenue Bentleigh East VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,167,000

*House

X

*Unit

Suburb

Bentleigh East

Period-from

01 Jun 2018

to

31 May 2019

Source

Corelogic

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 6 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

1/6 Kinlock Avenue Murrumbeena VIC 3163	\$865,000	23-Mar-19
19A Huntingdon Road Bentleigh East VIC 3165	\$770,000	25-Feb-19
2/35 Gnarwyn Road Carnegie VIC 3163	\$820,000	26-Mar-19

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 6 months.~~

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**1/6 Kinlock Avenue Murrumbena
VIC 3163**
 3  -  -

Sold Price

\$865,000

Sold Date

23-Mar-19

Distance

0.61km

**19A Huntingdon Road Bentleigh
East VIC 3165**
 2  1  2

Sold Price

\$770,000

Sold Date

25-Feb-19

Distance

1.06km

**2/35 Gnarwyn Road Carnegie VIC
3163**
 3  2  2

Sold Price

\$820,000

Sold Date

26-Mar-19

Distance

1.46km
RS = Recent sale

UN = Undisclosed Sale

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