

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

12b South Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price \$1,502,500 Property Type House Suburb Bentleigh

Period - From 01/10/2019 to 30/09/2020 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	1/62 Brewer Rd BENTLEIGH 3204	\$1,000,000	07/11/2020
2	2/497 South Rd BENTLEIGH 3204	\$960,000	05/11/2020
3	1/14 Milford St BENTLEIGH EAST 3165	\$950,000	26/10/2020

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:

08/01/2021 13:30



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Property Type: House (Res)

Land Size: 319 sqm approx

Agent Comments

Comparable Properties



1/62 Brewer Rd BENTLEIGH 3204 (REI)

Agent Comments

3 2 3

Price: \$1,000,000

Method: Auction Sale

Date: 07/11/2020

Property Type: Townhouse (Res)



2/497 South Rd BENTLEIGH 3204 (VG)

Agent Comments

3 - -

Price: \$960,000

Method: Sale

Date: 05/11/2020

Property Type: Flat/Unit/Apartment (Res)



1/14 Milford St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$950,000

Method: Private Sale

Date: 26/10/2020

Property Type: House