

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

1 Sanicki Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$1,210,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2020 to 31/12/2020 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	1/3 Ashleigh Ct CHELTENHAM 3192	\$810,000	08/02/2020
2	30 Clifton St BENTLEIGH EAST 3165	\$805,000	18/05/2020
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:

29/01/2021 23:29

1 Sanicki Court, Bentleigh East Vic 3165

Ray WhiteTM

Kieran Lynch

(03) 9555 1911

0430 306 801

kieran.lynch@raywhite.com



 3  1  2

Property Type: House

Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median House Price

Year ending December 2020: \$1,210,000

Comparable Properties

1/3 Ashleigh Ct CHELTENHAM 3192 (REI/VG) Agent Comments

 3  1  2

Price: \$810,000

Method: Auction Sale

Date: 08/02/2020

Property Type: Townhouse (Res)



30 Clifton St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

 3  1  2

Price: \$805,000

Method: Private Sale

Date: 18/05/2020

Property Type: House

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 - Ray White Moorabbin | P: 03 9555 1911 | F: 03 9555 7344



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.