

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

2/5 Deborah 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

\$990,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$907,500

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Mar 2020

to

28 Feb 2021

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

2/65 Lahona Avenue Bentleigh East VIC 3165	\$1,000,000	15-Dec-20
2/26 Mervin Street Bentleigh East VIC 3165	\$1,090,000	15-Feb-21
25B Wamba Road Bentleigh East VIC 3165	\$960,000	02-Dec-20

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.~~

This Statement of Information was prepared on: 02 March 2021



2/65 Lahona Avenue Bentleigh East VIC 3165 Sold Price **\$1,000,000** Sold Date **15-Dec-20**

 3  2  2

Distance **0.68km**



2/26 Mervin Street Bentleigh East VIC 3165 Sold Price ^{RS} **\$1,090,000** ^{UN} Sold Date **15-Feb-21**

 3  2  2

Distance **0.94km**



25B Wamba Road Bentleigh East VIC 3165 Sold Price **\$960,000** Sold Date **02-Dec-20**

 3  2  2

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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