

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

19/27 Dromana 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

\$1,175,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Nov 2019

to

31 Oct 2020

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

1/17 Gardeners Road Bentleigh East VIC 3165	\$1,200,000	16-Mar-20
135 Mackie Road Bentleigh East VIC 3165	\$1,190,000	25-Jun-20
18B Browns Road Bentleigh East VIC 3165	\$1,165,000	28-Jul-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: 06 November 2020



1/17 Gardeners Road Bentleigh East VIC 3165

 3  2  1

Sold Price

\$1,200,000

Sold Date

16-Mar-20

Distance

0.62km



135 Mackie Road Bentleigh East VIC 3165

 3  2  1

Sold Price

\$1,190,000

Sold Date

25-Jun-20

Distance

0.79km



18B Browns Road Bentleigh East VIC 3165

 3  2  2

Sold Price

\$1,165,000

Sold Date

28-Jul-20

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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