

## 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

2/14 South Avenue Bentleigh VIC 3204

### Indicative selling price

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

Single Price

\$699,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$721,500

Property type

Unit

Suburb

Bentleigh

Period-from

01 Jun 2019

to

31 May 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 3/14 South Avenue Bentleigh VIC 3204   | \$680,000 | 28-Apr-20 |
| 70 Railway Crescent Bentleigh VIC 3204 | \$672,000 | 24-Dec-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.

This Statement of Information was prepared on: 16 June 2020



**3/14 South Avenue Bentleigh VIC 3204**

Sold Price

**\$680,000**

Sold Date

**28-Apr-20**

 2

 2

 1

Distance

**0.01km**



**70 Railway Crescent Bentleigh VIC 3204**

Sold Price

**\$672,000**

Sold Date

**24-Dec-19**

 2

 2

 1

Distance

**0.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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