

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 29b Parkmore Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,650,000 & \$1,700,000

Median sale price

Median price \$1,446,500 Property Type House Suburb Bentleigh East

Period - From 01/04/2021 to 30/06/2021 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	10B Lewis St MCKINNON 3204	\$1,770,000	06/05/2021
2	10b Leary Av BENTLEIGH EAST 3165	\$1,705,000	03/05/2021
3	1b Parkmore Rd BENTLEIGH EAST 3165	\$1,500,000	25/08/2021

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: 20/09/2021 13:26



Property Type:
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,700,000
Median House Price
June quarter 2021: \$1,446,500

Comparable Properties

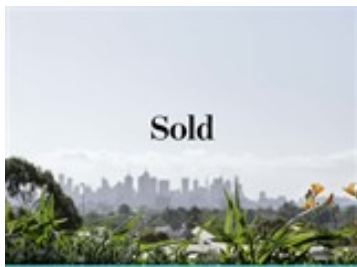


10B Lewis St MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$1,770,000
Method: Sold Before Auction
Date: 06/05/2021
Property Type: Townhouse (Res)



10b Leary Av BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,705,000
Method: Private Sale
Date: 03/05/2021
Property Type: Townhouse (Single)



1b Parkmore Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 25/08/2021
Property Type: Townhouse (Single)
Land Size: 490 sqm approx