

STATEMENT OF INFORMATION

4 ABBIN AVENUE, BENTLEIGH EAST, VIC 3165

PREPARED BY THE AVENUE PROPERTY CO.



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



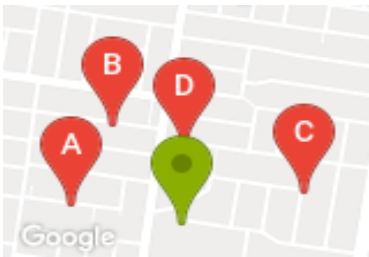
4 ABBIN AVENUE, BENTLEIGH EAST, VIC  2  1  1

Indicative Selling Price

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

Price Range: **\$1,238,000 to \$1,362,000**

MEDIAN SALE PRICE



BENTLEIGH EAST, VIC, 3165

Suburb Median Sale Price (Unit)

\$740,000

01 January 2019 to 30 June 2019

Provided by: 

COMPARABLE PROPERTIES

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.



22 MARQUIS RD, BENTLEIGH, VIC 3204

 4  2  2

Sale Price

***\$1,260,000**

Sale Date: 31/08/2019

Distance from Property: 366m



74 MORTIMORE ST, BENTLEIGH, VIC 3204

 4  2  2

Sale Price

****\$1,280,000**

Sale Date: 15/08/2019

Distance from Property: 419m



18 MERVIN ST, BENTLEIGH EAST, VIC 3165

 4  3  2

Sale Price

****\$1,332,000**

Sale Date: 04/08/2019

Distance from Property: 416m



This report has been compiled on 26/09/2019 by The Avenue Property Co.. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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1/4 MAWBY RD, BENTLEIGH EAST, VIC 3165



Sale Price

\$907,000

Sale Date: 04/05/2019

Distance from Property: 272m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

4 ABBIN AVENUE, BENTLEIGH EAST, VIC 3165

Indicative selling price

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

Price Range: \$1,150,000 - \$1,250,000 4 bed 3 bath double storey

3 bed 2 bath single level \$1,050,000

Median sale price

Median price

\$740,000

Property type

House

Suburb

BENTLEIGH EAST

Period

01 January 2019 to 30 June 2019

Source

 pricfinder

Comparable property sales

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

22 MARQUIS RD, BENTLEIGH, VIC 3204	*\$1,260,000	31/08/2019
74 MORTIMORE ST, BENTLEIGH, VIC 3204	**\$1,280,000	15/08/2019
18 MERVIN ST, BENTLEIGH EAST, VIC 3165	**\$1,332,000	04/08/2019

This Statement of Information was prepared

26/09/2019

1/4 MAWBY RD, BENTLEIGH EAST, VIC 3165	\$907,000	04/05/2019
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This Statement of Information was prepared

26/09/2019
