

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

7a Murrong Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,480,000 & \$1,620,000

Median sale price*

Median price Property Type Suburb

Period - From to Source

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	22A Oakleigh Cr ORMOND 3204	\$1,700,000	21/09/2020
2	24a Ellen St BENTLEIGH EAST 3165	\$1,645,000	14/11/2020
3	9 Vine Gr CARNEGIE 3163	\$1,575,000	18/12/2020

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:

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



4 3.5 2

Property Type: Townhouse
Land Size: 350 sqm approx
Agent Comments

Indicative Selling Price
\$1,480,000 - \$1,620,000
No median price available

Comparable Properties

22A Oakleigh Cr ORMOND 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,700,000
Method: Private Sale
Date: 21/09/2020
Property Type: Townhouse (Single)



24a Ellen St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,645,000
Method: Auction Sale
Date: 14/11/2020
Property Type: Townhouse (Res)



9 Vine Gr CARNEGIE 3163 (REI)

Agent Comments

4 2 2

Price: \$1,575,000
Method: Private Sale
Date: 18/12/2020
Property Type: Townhouse (Single)