

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

21 Leonie Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,300,000

 &

\$1,395,000

Median sale price

Median price

\$1,322,000

 Property Type

House

 Suburb

Bentleigh East

Period - From

01/10/2020

 to

31/12/2020

 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	28 Parkmore Rd BENTLEIGH EAST 3165	\$1,382,000	10/02/2021
2	2 Castlewood St BENTLEIGH EAST 3165	\$1,336,000	28/11/2020
3	54 Barrington St BENTLEIGH EAST 3165	\$1,311,000	28/11/2020

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:

15/02/2021 16:53



3 1 1

Property Type: House (Res)
Land Size: 617 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,395,000
Median House Price
December quarter 2020: \$1,322,000

Comparable Properties



28 Parkmore Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

2 1 2

Price: \$1,382,000
Method: Sold Before Auction
Date: 10/02/2021
Property Type: House (Res)
Land Size: 630 sqm approx



2 Castlewood St BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 1 2

Price: \$1,336,000
Method: Auction Sale
Date: 28/11/2020
Property Type: House (Res)
Land Size: 585 sqm approx



54 Barrington St BENTLEIGH EAST 3165 (REI) **Agent Comments**

2 1 2

Price: \$1,311,000
Method: Auction Sale
Date: 28/11/2020
Property Type: House (Res)
Land Size: 692 sqm approx