

# 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 2/28 Murrong Avenue, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,165,500 Property Type Unit Suburb Bentleigh East

Period - From 01/10/2019 to 30/09/2020 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	7b Becket Av BENTLEIGH EAST 3165	\$1,101,000	06/08/2020
2	1/179 Oakleigh Rd CARNEGIE 3163	\$980,000	24/07/2020
3	1/121 Tambet St BENTLEIGH EAST 3165	\$905,000	06/11/2020

**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: 19/11/2020 11:30



3   1   2

**Rooms:** 6  
**Property Type:** Unit  
**Land Size:** 300.58 sqm approx  
**Agent Comments**  
Own Title.

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
Year ending September 2020: \$1,165,500

## Comparable Properties



7b Becket Av BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

3   2   2

**Price:** \$1,101,000  
**Method:** Sold Before Auction  
**Date:** 06/08/2020  
**Property Type:** Townhouse (Single)



1/179 Oakleigh Rd CARNEGIE 3163 (REI/VG)

[Agent Comments](#)

3   3   2

**Price:** \$980,000  
**Method:** Sold Before Auction  
**Date:** 24/07/2020  
**Rooms:** 4  
**Property Type:** Townhouse (Res)



1/121 Tambet St BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

3   1   2

**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 06/11/2020  
**Property Type:** Townhouse (Single)