

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	19 Loranne Street, Bentleigh Vic 3204
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**Indicative selling price**

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

Single price	\$689,000
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**Median sale price**

Median price	\$825,000	House		Unit	X	Suburb	Bentleigh
Period - From	01/04/2018	to	31/03/2019	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	4/12 Central Av MOORABBIN 3189	\$686,000	04/05/2019
2	10/39 Mavho St BENTLEIGH 3204	\$630,000	22/12/2018
3	201/15 Bent St BENTLEIGH 3204	\$605,000	23/01/2019

**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.



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**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$689,000  
**Median Unit Price**  
Year ending March 2019: \$825,000

## Comparable Properties



4/12 Central Av MOORABBIN 3189 (REI)

**Agent Comments**

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**Price:** \$686,000  
**Method:** Auction Sale  
**Date:** 04/05/2019  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 198 sqm approx



10/39 Mavho St BENTLEIGH 3204 (REI/VG)

**Agent Comments**

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**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 22/12/2018  
**Rooms:** -  
**Property Type:** Apartment



201/15 Bent St BENTLEIGH 3204 (REI/VG)

**Agent Comments**

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**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 23/01/2019  
**Rooms:** -  
**Property Type:** Apartment