

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 4 Theresa Street, Bentleigh Vic 3204

Indicative selling price

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

Single price \$1,350,000

Median sale price

Median price \$1,292,000 House Unit Suburb Bentleigh

Period - From 01/10/2018 to 31/12/2018 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	253 Centre Rd BENTLEIGH 3204	\$1,400,000	02/12/2018
2	17 Pollina St BENTLEIGH EAST 3165	\$1,345,000	17/11/2018
3	19 Jeffrey St BENTLEIGH 3204	\$1,319,000	08/11/2018

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.



4 2 2

Rooms:
Property Type: House (Res)
Land Size: 595 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,350,000
Median House Price
December quarter 2018: \$1,292,000

Comparable Properties



253 Centre Rd BENTLEIGH 3204 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,400,000
Method: Private Sale
Date: 02/12/2018
Rooms: -
Property Type: House



17 Pollina St BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,345,000
Method: Auction Sale
Date: 17/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 579 sqm approx



19 Jeffrey St BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)

4 2 4

Price: \$1,319,000
Method: Private Sale
Date: 08/11/2018
Rooms: -
Property Type: House