

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	164 East Boundary Road, Bentleigh East Vic 3165
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Indicative selling price

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

Range between	\$1,195,000	&	\$1,314,500
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Median sale price

Median price	\$1,243,000	House	X	Unit		Suburb	Bentleigh East
Period - From	01/07/2017	to	30/06/2018	Source	REIV		

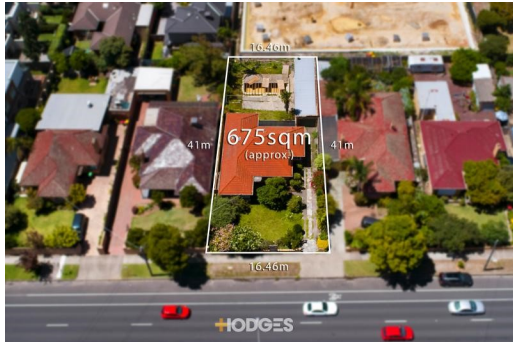
Comparable property sales (*Delete A or B below as applicable)

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	18 York St BENTLEIGH EAST 3165	\$1,310,000	21/05/2018
2	48 Tambet St BENTLEIGH EAST 3165	\$1,307,000	21/03/2018
3	52 Gardeners Rd BENTLEIGH EAST 3165	\$1,300,000	09/06/2018

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.



Rooms:

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



18 York St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,310,000

Method: Private Sale

Date: 21/05/2018

Rooms: 5

Property Type: House

Land Size: 660 sqm approx



48 Tambet St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,307,000

Method: Sold Before Auction

Date: 21/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 594 sqm approx



52 Gardeners Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 09/06/2018

Rooms: -

Property Type: House (Res)