

## 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

16a Clapperton Street, Bentleigh Vic 3204

#### Indicative selling price

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

Single price \$890,000

#### Median sale price

Median price \$838,000 House Unit X Suburb Bentleigh

Period - From 01/04/2018 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 Wolsley St BENTLEIGH 3204	\$936,000	16/06/2018
2	8b Mitchell St BENTLEIGH 3204	\$920,500	12/09/2018
3	2/10 Pleasance St BENTLEIGH 3204	\$898,000	04/08/2018

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.

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**Indicative Selling Price**

\$890,000

**Median Unit Price**

June quarter 2018: \$838,000



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties

18 Wolsley St BENTLEIGH 3204 (REI/VG)

Agent Comments



**Price:** \$936,000

**Method:** Auction Sale

**Date:** 16/06/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 204 sqm approx



8b Mitchell St BENTLEIGH 3204 (REI)

Agent Comments



**Price:** \$920,500

**Method:** Private Sale

**Date:** 12/09/2018

**Rooms:** 4

**Property Type:** Townhouse (Single)



2/10 Pleasance St BENTLEIGH 3204 (REI)

Agent Comments



**Price:** \$898,000

**Method:** Auction Sale

**Date:** 04/08/2018

**Rooms:** -

**Property Type:** Townhouse (Res)