

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	121 Brady Rd BENTLEIGH EAST 3165	\$1,050,000	10/09/2018
2	10 Chesterville Dr BENTLEIGH EAST 3165	\$1,018,000	18/08/2018
3	10 Noora Av BENTLEIGH EAST 3165	\$1,000,000	27/07/2018

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.






Double Garage
3 **1**

Indicative Selling Price
 \$950,000 - \$1,045,000
Median House Price
 June quarter 2018: \$1,218,750

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 558 sqm approx
Agent Comments

Comparable Properties



121 Brady Rd BENTLEIGH EAST 3165 (REI) [Agent Comments](#)




3 **1** **1**

Price: \$1,050,000
Method: Private Sale
Date: 10/09/2018
Rooms: -
Property Type: House



10 Chesterville Dr BENTLEIGH EAST 3165 (REI) [Agent Comments](#)




3 **2** **2**

Price: \$1,018,000
Method: Auction Sale
Date: 18/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 615 sqm approx



10 Noora Av BENTLEIGH EAST 3165 (REI/VG) [Agent Comments](#)




3 **1** **4**

Price: \$1,000,000
Method: Private Sale
Date: 27/07/2018
Rooms: -
Property Type: House
Land Size: 604 sqm approx