

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](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

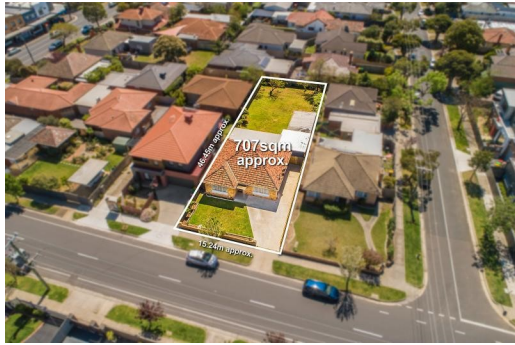
**Comparable property sales (\*Delete A or B below as applicable)**

**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	26 Molden St BENTLEIGH EAST 3165	\$1,415,000	02/08/2018
2	15 Roselyn Cr BENTLEIGH EAST 3165	\$1,390,000	24/09/2018
3	400 McKinnon Rd BENTLEIGH EAST 3165	\$1,330,000	19/05/2018

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.



 3  1  1

**Rooms:**  
**Property Type:** House  
**Land Size:** 707 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,399,000  
**Median House Price**  
 September quarter 2018: \$1,150,000

## Comparable Properties



**26 Molden St BENTLEIGH EAST 3165 (REI/VG)** Agent Comments

 3  1  3

**Price:** \$1,415,000  
**Method:** Sold Before Auction  
**Date:** 02/08/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**15 Roselyn Cr BENTLEIGH EAST 3165 (REI)** Agent Comments

 4  2  2

**Price:** \$1,390,000  
**Method:** Private Sale  
**Date:** 24/09/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 605 sqm approx



**400 McKinnon Rd BENTLEIGH EAST 3165 (REI/VG)** Agent Comments

 4  1  2

**Price:** \$1,330,000  
**Method:** Auction Sale  
**Date:** 19/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 592 sqm approx