

## 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 10 Plymouth Street, Bentleigh East Vic 3165

#### Indicative selling price

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

Single price \$1,060,000

#### Median sale price

Median price \$1,000,000 House Unit X Suburb Bentleigh East

Period - From 01/04/2018 to 31/03/2019 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	12a Kashmira St BENTLEIGH EAST 3165	\$1,075,000	01/12/2018
2	3b Yaralla Rd BENTLEIGH EAST 3165	\$1,050,000	02/04/2019
3	77 Barrington St BENTLEIGH EAST 3165	\$1,050,000	22/04/2019

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   3   2

**Rooms:**

**Property Type:** Townhouse (Res)

**Agent Comments**

## Comparable Properties



**12a Kashmir St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

4   3   2

**Price:** \$1,075,000

**Method:** Auction Sale

**Date:** 01/12/2018

**Rooms:** -

**Property Type:** Townhouse (Res)



**3b Yaralla Rd BENTLEIGH EAST 3165 (REI/VG)** **Agent Comments**

4   3   1

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 02/04/2019

**Rooms:** -

**Property Type:** Townhouse (Single)



**77 Barrington St BENTLEIGH EAST 3165 (REI)** **Agent Comments**

4   3   2

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 22/04/2019

**Rooms:** -

**Property Type:** Townhouse (Single)