

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	2/18 Jasper Rd BENTLEIGH 3204	\$926,500	28/10/2018
2	1c Fairbank Rd BENTLEIGH 3204	\$900,000	12/10/2018
3	2/1 Baldwin St HIGHETT 3190	\$880,000	14/11/2018

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 2 2

Rooms:
Property Type: House
Land Size: 226 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$930,000
Median House Price
Year ending December 2018: \$1,260,000

Comparable Properties



2/18 Jasper Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$926,500
Method: Sold After Auction
Date: 28/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 346 sqm approx



1c Fairbank Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$900,000
Method: Sold Before Auction
Date: 12/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 164 sqm approx



2/1 Baldwin St HIGHETT 3190 (REI/VG)

Agent Comments

4 2 1

Price: \$880,000
Method: Private Sale
Date: 14/11/2018
Rooms: 6
Property Type: Townhouse (Res)