

## 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 50a East Boundary Road, 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 \$995,000

#### Median sale price

Median price \$1,030,000 House Unit X Suburb Bentleigh East

Period - From 01/01/2018 to 31/12/2018 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	179 Bignell Rd BENTLEIGH EAST 3165	\$1,000,000	22/03/2019
2	2/64 East Boundary Rd BENTLEIGH EAST 3165	\$965,000	19/10/2018
3	2e Fairbank Rd BENTLEIGH 3204	\$960,000	03/11/2018

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.



4   3   2

**Rooms:**

**Property Type:** Townhouse (Res)

**Land Size:** 331 sqm approx

Agent Comments

## Comparable Properties



**179 Bignell Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

4   3   2

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

**Method:** Sold Before Auction

**Date:** 22/03/2019

**Rooms:** -

**Property Type:** Townhouse (Res)



**2/64 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$965,000

**Method:** Private Sale

**Date:** 19/10/2018

**Rooms:** 5

**Property Type:** Townhouse (Single)



**2e Fairbank Rd BENTLEIGH 3204 (REI/VG)**

Agent Comments

4   2   1

**Price:** \$960,000

**Method:** Private Sale

**Date:** 03/11/2018

**Rooms:** -

**Property Type:** Townhouse (Single)