

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	67 Fromer Street, Bentleigh Vic 3204
---	--------------------------------------

Indicative selling price

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

Range between	\$1,150,000	&	\$1,265,000
---------------	-------------	---	-------------

Median sale price

Median price	\$1,292,000	House	X	Unit		Suburb	Bentleigh
Period - From	01/10/2018	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	33 Phillip St BENTLEIGH 3204	\$1,265,000	03/12/2018
2	9 Marriot Rd BENTLEIGH 3204	\$1,235,000	13/10/2018
3	228 Patterson Rd BENTLEIGH 3204	\$1,205,000	22/01/2019

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,265,000
Median House Price
December quarter 2018: \$1,292,000

Comparable Properties



33 Phillip St BENTLEIGH 3204 (REI)

[Agent Comments](#)



Price: \$1,265,000
Method: Private Sale
Date: 03/12/2018
Rooms: -
Property Type: House
Land Size: 602 sqm approx



9 Marriot Rd BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)



Price: \$1,235,000
Method: Auction Sale
Date: 13/10/2018
Rooms: -
Property Type: House (Res)



228 Patterson Rd BENTLEIGH 3204 (REI)

[Agent Comments](#)



Price: \$1,205,000
Method: Private Sale
Date: 22/01/2019
Rooms: -
Property Type: House