

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	18a Mervin Street, Bentleigh East Vic 3165
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Indicative selling price

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

Single price	\$1,360,000
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Median sale price

Median price	\$1,107,500	House		Unit	X	Suburb	Bentleigh East
Period - From	01/04/2019	to	30/06/2019	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	10a Leary Av BENTLEIGH EAST 3165	\$1,380,000	23/03/2019
2	10b Leary Av BENTLEIGH EAST 3165	\$1,375,000	08/04/2019
3	5b Coates St BENTLEIGH 3204	\$1,375,000	09/02/2019

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)
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$1,360,000
Median Unit Price
June quarter 2019: \$1,107,500

Comparable Properties

10a Leary Av BENTLEIGH EAST 3165 (REI/VG) Agent Comments

4 2 1

Price: \$1,380,000
Method: Auction Sale
Date: 23/03/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 294 sqm approx

10b Leary Av BENTLEIGH EAST 3165 (REI/VG) Agent Comments

4 2 1

Price: \$1,375,000
Method: Private Sale
Date: 08/04/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 280 sqm approx



5b Coates St BENTLEIGH 3204 (REI/VG) Agent Comments

4 3 2

Price: \$1,375,000
Method: Auction Sale
Date: 09/02/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 315 sqm approx