

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<br>Including suburb and<br>postcode | 16 Barry Street, Bentleigh Vic 3204 |
|---|-------------------------------------|

**Indicative selling price**

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

|               |             |   |             |
|---------------|-------------|---|-------------|
| Range between | \$1,000,000 | & | \$1,100,000 |
|---------------|-------------|---|-------------|

**Median sale price**

|               |             |       |            |        |      |        |           |
|---------------|-------------|-------|------------|--------|------|--------|-----------|
| Median price  | \$1,360,000 | House | X          | Unit   |      | Suburb | Bentleigh |
| 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 | 71 London St BENTLEIGH 3204    | \$1,228,000 | 22/06/2019   |
| 2 | 54 Spring Rd HAMPTON EAST 3188 | \$1,152,000 | 09/08/2019   |
| 3 | 3 Auckland St BENTLEIGH 3204   | \$1,095,000 | 01/06/2019   |

**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.

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**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

June quarter 2019: \$1,360,000



**Rooms:** 5

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



71 London St BENTLEIGH 3204 (REI)

Agent Comments



**Price:** \$1,228,000

**Method:** Private Sale

**Date:** 22/06/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 585 sqm approx



54 Spring Rd HAMPTON EAST 3188 (REI)

Agent Comments



**Price:** \$1,152,000

**Method:** Private Sale

**Date:** 09/08/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 604 sqm approx



3 Auckland St BENTLEIGH 3204 (REI/VG)

Agent Comments



**Price:** \$1,095,000

**Method:** Auction Sale

**Date:** 01/06/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 585 sqm approx