

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

3 Valerie Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$1,080,000 Property Type House Suburb Bentleigh East

Period - From 24/09/2018 to 23/09/2019 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	233 Wickham Rd MOORABBIN 3189	\$932,000	08/08/2019
2	23 Grandview Gr MOORABBIN 3189	\$920,000	29/06/2019
3	762 Centre Rd BENTLEIGH EAST 3165	\$895,000	31/07/2019

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.~~

This Statement of Information was prepared on:

24/09/2019 10:53



Property Type:

Agent Comments

Comparable Properties



233 Wickham Rd MOORABBIN 3189 (REI)

Agent Comments



Price: \$932,000

Method: Private Sale

Date: 08/08/2019

Property Type: House

Land Size: 722 sqm approx



23 Grandview Gr MOORABBIN 3189 (REI)

Agent Comments



Price: \$920,000

Method: Auction Sale

Date: 29/06/2019

Property Type: House (Res)

Land Size: 769 sqm approx



762 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$895,000

Method: Private Sale

Date: 31/07/2019

Property Type: House

Land Size: 593 sqm approx