

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
3 Bed, 2 Bath	\$*	Or range between	\$1,300,000		\$1,430,000
4 Bed, 3 Bath	\$*	Or range between	\$1,450,000		\$1,550,000
4 Bed, 3 Bath	\$*	Or range between	\$1,600,000		\$1,720,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price Suburb

Period - From To Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	1/19 Wheeler Street, Ormond	\$1,305,000	27/10/19
	2b Lindsay Street, Bentleigh	\$1,372,500	14/10/19
	2/69 Glen Orme Avenue, Ormond	\$1,327,550	16/10/19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
4 Bed, 3 Bath	1 Clapperton Street, Bentleigh	\$1,520,000	9/5/19
	5 Victor Road, Bentleigh	\$1,550,000	14/6/19
	19b Evelyn Street, Bentleigh	\$1,535,000	26/10/19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
4 Bed, 3 Bath	167a Thomas Street, Brighton East	\$1,680,000	14/6/19
	13a Charlton Street, Bentleigh	\$1,610,000	3/8/19
	9b Park Crescent, Bentleigh	\$1,650,000	12/10/19

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

30/10/19
