

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

4/14 Laurel Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$590,000

&

\$640,000

Median sale price*

Median price

Property Type

Suburb

Bentleigh East

Period - From

to

Source

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	206/82 Mitchell St BENTLEIGH 3204	\$638,000	27/08/2019
2	6/9 Bent St BENTLEIGH 3204	\$617,500	20/07/2019
3	7/817 Centre Rd BENTLEIGH EAST 3165	\$600,000	13/09/2019

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:

19/11/2019 13:19

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
No median price available

Comparable Properties



206/82 Mitchell St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$638,000
Method: Private Sale
Date: 27/08/2019
Property Type: Apartment



6/9 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$617,500
Method: Auction Sale
Date: 20/07/2019
Property Type: Apartment



7/817 Centre Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 13/09/2019
Property Type: Apartment