

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 64 Mawby Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,180,000 & \$1,290,000

Median sale price

Median price \$1,210,000 Property Type House Suburb Bentleigh East

Period - From 18/05/2019 to 17/05/2020 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	6 Adrian St BENTLEIGH EAST 3165	\$1,290,000	24/04/2020
2	9 Bendigo Av BENTLEIGH 3204	\$1,225,000	07/04/2020
3	54 Parkmore Rd BENTLEIGH EAST 3165	\$1,205,000	23/04/2020

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: 18/05/2020 11:47



3 1 2

Property Type: House (Res)

Land Size: 580 sqm approx

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,290,000

Median House Price

18/05/2019 - 17/05/2020: \$1,210,000

Comparable Properties



6 Adrian St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 1

Price: \$1,290,000

Method: Private Sale

Date: 24/04/2020

Property Type: House (Res)

Land Size: 595 sqm approx



9 Bendigo Av BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 2

Price: \$1,225,000

Method: Private Sale

Date: 07/04/2020

Property Type: House

Land Size: 590 sqm approx



54 Parkmore Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 1

Price: \$1,205,000

Method: Private Sale

Date: 23/04/2020

Property Type: House (Res)

Land Size: 626 sqm approx