

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

1 Theresa Street, Bentleigh Vic 3204

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,517,500

House

X

Unit

Suburb Bentleigh

Period - From 01/04/2018

to

30/06/2018

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	53 Bent St BENTLEIGH 3204	\$1,310,050	23/06/2018
2	79 North Av BENTLEIGH 3204	\$1,300,000	21/06/2018
3	6 Hill St BENTLEIGH EAST 3165	\$1,150,000	07/08/2018

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.



 4  1  1

Property Type: House (Res)

Land Size: 762sqm approx

Agent Comments:

First time offered since 1966.

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2018: \$1,517,500

Comparable Properties



53 Bent St BENTLEIGH 3204 (REI)

Agent Comments

 3  1  3

Price: \$1,310,050

Method: Auction Sale

Date: 23/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 567 sqm approx



79 North Av BENTLEIGH 3204 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000

Method: Private Sale

Date: 21/06/2018

Rooms: -

Property Type: House

Land Size: 602 sqm approx



6 Hill St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  4

Price: \$1,150,000

Method: Private Sale

Date: 07/08/2018

Rooms: -

Property Type: House

Land Size: 792 sqm approx