

#### 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	3/2 Chauvel Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$650,000	&	\$700,000
Range between	\$650,000	&	\$700,000

#### Median sale price

Median price	\$945,500	Hou	se	Unit	Х		Suburb	Bentleigh East
Period - From	01/07/2018	to	30/09/2018		Source	REIV		

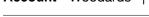
### Comparable property sales (\*Delete A or B below as applicable)

Α\* 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 3/19 Watt St BENTLEIGH EAST 3165 \$730,000 08/08/2018 2 2/22 Palmerston Gr OAKLEIGH 3166 \$679,950 17/11/2018 3 1/76-78 Kennedy St BENTLEIGH EAST 3165 \$670,000 16/06/2018

#### 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.





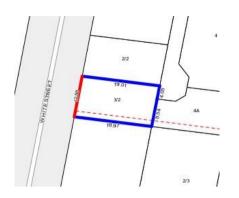
Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133





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Rooms: 4

Property Type: Townhouse

(Single)

**Agent Comments** 

2 bedroom unit plus study nook corner position.

**Indicative Selling Price** \$650,000 - \$700,000 **Median Unit Price** 

September quarter 2018: \$945,500

# Comparable Properties



3/19 Watt St BENTLEIGH EAST 3165 (REI/VG)

**=**3

2

**6** 2

Price: \$730.000 Method: Private Sale Date: 08/08/2018

Rooms: -

Property Type: House



2/22 Palmerston Gr OAKLEIGH 3166 (REI)

**--** 2





**Agent Comments** 

**Agent Comments** 

Price: \$679.950 Method: Private Sale Date: 17/11/2018

Rooms: -

Property Type: Unit



1/76-78 Kennedy St BENTLEIGH EAST 3165

(REI/VG)

**-**2



Price: \$670,000 Method: Auction Sale Date: 16/06/2018 Rooms: -

Property Type: Unit

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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**Agent Comments**