

## 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

3/2 Chauvel Street, Bentleigh East Vic 3165

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000

&amp;

\$700,000

**Median sale price**

Median price \$945,500

House

Unit

X

Suburb

Bentleigh East

Period - From 01/07/2018

to

30/09/2018

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	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.



 2  2  1

**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)** **Agent Comments**

 3  2  2

**Price:** \$730,000

**Method:** Private Sale

**Date:** 08/08/2018

**Rooms:** -

**Property Type:** House



**2/22 Palmerston Gr OAKLEIGH 3166 (REI)** **Agent Comments**

 2  1  1

**Price:** \$679,950

**Method:** Private Sale

**Date:** 17/11/2018

**Rooms:** -

**Property Type:** Unit



**1/76-78 Kennedy St BENTLEIGH EAST 3165 (REI/VG)** **Agent Comments**

 2  1  1

**Price:** \$670,000

**Method:** Auction Sale

**Date:** 16/06/2018

**Rooms:** -

**Property Type:** Unit