

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	26 Moylan Street, Bentleigh East Vic 3165
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Indicative selling price

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

Range between	\$1,300,000	&	\$1,430,000
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Median sale price

Median price	\$1,232,500	House	X	Unit		Suburb	Bentleigh East
Period - From	01/10/2017	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	20 Loranne St BENTLEIGH 3204	\$1,569,000	22/09/2018
2	26 Molden St BENTLEIGH EAST 3165	\$1,415,000	02/08/2018
3	5 First Av MURRUMBEENA 3163	\$1,331,000	06/10/2018

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



20 Lorraine St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,569,000

Method: Private Sale

Date: 22/09/2018

Rooms: -

Property Type: House

Land Size: 741 sqm approx



26 Molden St BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**



Price: \$1,415,000

Method: Sold Before Auction

Date: 02/08/2018

Rooms: 6

Property Type: House (Res)

Land Size: 650 sqm approx



5 First Av MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,331,000

Method: Auction Sale

Date: 06/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 673 sqm approx