

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

6/9 Francesco Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$660,000 & \$725,000

Median sale price

Median price \$1,077,000 House Unit X Suburb Bentleigh East

Period - From 01/04/2017 to 31/03/2018 Source REIV

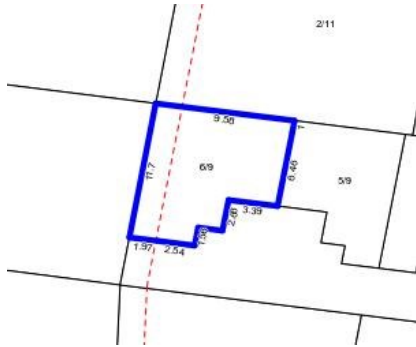
Comparable property sales (*Delete A or B below as applicable)

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	1/1 Lilac St BENTLEIGH EAST 3165	\$720,000	06/03/2017
2	3/22 Station Av MCKINNON 3204	\$711,000	06/10/2017
3	3/2 Lehem Av OAKLEIGH SOUTH 3167	\$703,000	09/12/2017

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: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$660,000 - \$725,000

Median Unit Price

Year ending March 2018: \$1,077,000

Comparable Properties



1/1 Lilac St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 06/03/2017

Rooms: -

Property Type: Townhouse (Res)



3/22 Station Av MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$711,000

Method: Sold Before Auction

Date: 06/10/2017

Rooms: 5

Property Type: Townhouse (Res)



3/2 Lehem Av OAKLEIGH SOUTH 3167 (REI)

Agent Comments



Price: \$703,000

Method: Private Sale

Date: 09/12/2017

Rooms: -

Property Type: Townhouse (Res)