## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

1/27 Loranne Street, Bentleigh Vic 3204

#### Indicative selling price

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

Range between \$1,200,000 & \$1,300,000	Range between	\$1,200,000	&	\$1,300,000
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#### Median sale price

Median price	\$871,000	Pro	perty Type	Unit		Suburb	Bentleigh
Period - From	01/07/2019	to	30/09/2019		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

Add	dress of comparable property	Price	Date of sale
1	22a Marquis Rd BENTLEIGH 3204	\$1,260,000	31/08/2019
2	250 Patterson Rd BENTLEIGH 3204	\$1,205,000	26/08/2019
3	86 Tucker Rd BENTLEIGH 3204	\$1,195,000	29/06/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/10/2019 18:22







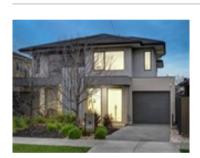


**Property Type:** Townhouse (Res) Agent Comments

Median Unit Price September quarter 2019: \$871,000

**Indicative Selling Price** \$1,200,000 - \$1,300,000

## Comparable Properties



22a Marquis Rd BENTLEIGH 3204 (REI)

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**Price:** \$1,260,000 **Method:** Auction Sale **Date:** 31/08/2019

Property Type: Townhouse (Res)

**Agent Comments** 



250 Patterson Rd BENTLEIGH 3204 (REI/VG)

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**Price:** \$1,205,000 **Method:** Private Sale **Date:** 26/08/2019

**Property Type:** Townhouse (Single) **Land Size:** 367 sqm approx

Agent Comments



86 Tucker Rd BENTLEIGH 3204 (REI/VG)

**-**1 4



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Price: \$1,195,000 Method: Private Sale Date: 29/06/2019

Property Type: House (Res) Land Size: 386 sqm approx **Agent Comments** 

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