

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

1/37 Fromer Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,180,000

&

\$1,240,000

Median sale price

Median price \$690,000

Property Type Unit

Suburb Bentleigh

Period - From 01/07/2020

to

30/09/2020

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	130a jasper Rd BENTLEIGH 3204	\$1,280,000	22/07/2020
2	19a Campbell St BENTLEIGH 3204	\$1,182,000	21/10/2020
3	18A Browns Rd BENTLEIGH EAST 3165	\$1,170,000	06/10/2020

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.~~

This Statement of Information was prepared on:

05/11/2020 12:24

1/37 Fromer Street, Bentleigh Vic 3204



4 3 2

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 278 sqm approx

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,240,000

Median Unit Price

September quarter 2020: \$690,000

Comparable Properties



130a jasper Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

5 2 2

Price: \$1,280,000

Method: Private Sale

Date: 22/07/2020

Property Type: Townhouse (Res)



19a Campbell St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,182,000

Method: Sold Before Auction

Date: 21/10/2020

Property Type: House (Res)

Land Size: 240 sqm approx



18A Browns Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,170,000

Method: Private Sale

Date: 06/10/2020

Property Type: Townhouse (Res)

Account - Woodards Bentleigh | 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.