



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

1a Loch Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$1,232,500

House

X

Unit

Suburb Bentleigh East

Period - From 01/01/2018

to

31/12/2018

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	2b Milford St BENTLEIGH EAST 3165	\$1,260,000	27/09/2018
2	9b Veronica St BENTLEIGH EAST 3165	\$1,217,500	22/09/2018
3	79b Brady Rd BENTLEIGH EAST 3165	\$1,205,000	01/09/2018

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



2b Milford St BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**



Price: \$1,260,000

Method: Sold Before Auction

Date: 27/09/2018

Rooms: -

Property Type: Townhouse (Res)



9b Veronica St BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**



Price: \$1,217,500

Method: Auction Sale

Date: 22/09/2018

Rooms: -

Property Type: Townhouse (Res)



79b Brady Rd BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**



Price: \$1,205,000

Method: Auction Sale

Date: 01/09/2018

Rooms: -

Property Type: Townhouse (Res)