

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

42 Shrewsbury Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,300,000 & \$1,350,000

Median sale price

Median price \$1,060,000 Property Type House Suburb Bentleigh East

Period - From 01/04/2019 to 30/06/2019 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	Price	Date of sale
1	7 Garfield Av ORMOND 3204	\$1,460,000	03/09/2019
2	72 Tucker Rd BENTLEIGH 3204	\$1,320,000	31/08/2019
3	136 Tucker Rd BENTLEIGH 3204	\$1,301,000	21/09/2019

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:

30/09/2019 14:49



 3  1  2

Land Size: 560 sqm approx

Indicative Selling Price

\$1,300,000 - \$1,350,000

Median House Price

June quarter 2019: \$1,060,000

Comparable Properties



7 Garfield Av ORMOND 3204 (REI)

Agent Comments

 4  2  2

Price: \$1,460,000

Method: Sold Before Auction

Date: 03/09/2019

Property Type: House (Res)



72 Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

 4  2  2

Price: \$1,320,000

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)



136 Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

 4  1  3

Price: \$1,301,000

Method: Auction Sale

Date: 21/09/2019

Rooms: 7

Property Type: House (Res)

Land Size: 582 sqm approx