

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Including suburb and postcode	Including suburb and	10/39 Mavho Street, Bentleigh Vic 3204
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Indicative selling price

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

Range between	\$620,000	&	\$650,000
		i l	

Median sale price

Median price	\$1,002,500	Hou	ıse	Unit	Х			Suburb	Bentleigh
Period - From	01/01/2018	to	31/03/2018		Sc	ource	REIV		

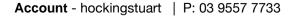
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	6/18 Bleazby St BENTLEIGH 3204	\$655,000	09/04/2018
2	307/16 Bent St BENTLEIGH 3204	\$650,000	09/01/2018
3	7/47 Wheeler St ORMOND 3204	\$615,000	11/01/2018

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.







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hockingstuart





Rooms: 3

Property Type: Apartment Agent Comments

Indicative Selling Price \$620,000 - \$650,000 **Median Unit Price** March guarter 2018: \$1,002,500

Comparable Properties



6/18 Bleazby St BENTLEIGH 3204 (REI)

Price: \$655,000 Method: Private Sale Date: 09/04/2018

Rooms: 4

Property Type: Apartment

Agent Comments



307/16 Bent St BENTLEIGH 3204 (VG)





Price: \$650.000 Method: Sale Date: 09/01/2018

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments



7/47 Wheeler St ORMOND 3204 (VG)



Price: \$615,000 Method: Sale Date: 11/01/2018 Rooms: -

Property Type: Strata Unit/Flat

Agent Comments

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