

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

10 Anstee Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$871,000

Property 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	Price	Date of sale
1	4/70-72 Whitmuir Rd MCKINNON 3204	\$958,000	26/11/2019
2	1/70-72 Whitmuir Rd MCKINNON 3204	\$910,000	15/10/2019
3	35 Buckingham Av BENTLEIGH 3204	\$871,000	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:

16/01/2020 14:20



Property Type:
Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

September quarter 2019: \$871,000

not many direct comparables

Comparable Properties

4/70-72 Whitmuir Rd MCKINNON 3204 (REI)

Agent Comments



Price: \$958,000

Method: Private Sale

Date: 26/11/2019

Property Type: Unit



1/70-72 Whitmuir Rd MCKINNON 3204 (REI)

Agent Comments



Price: \$910,000

Method: Private Sale

Date: 15/10/2019

Property Type: Unit



35 Buckingham Av BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$871,000

Method: Auction Sale

Date: 21/09/2019

Property Type: Unit