

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

3/8 Vera Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$685,000 & \$750,000

Median sale price

Median price \$1,077,000 House Unit X Suburb Bentleigh East

Period - From 01/04/2017 to 31/03/2018 Source REIV

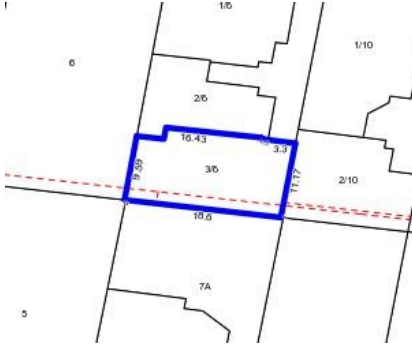
Comparable property sales (*Delete A or B below as applicable)

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	1/987 Centre Rd BENTLEIGH EAST 3165	\$760,000	02/03/2018
2	2/43 Mackie Rd BENTLEIGH EAST 3165	\$748,000	28/10/2017
3	39a Chesterville Dr BENTLEIGH EAST 3165	\$735,000	29/03/2018

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.



 3  - 

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$685,000 - \$750,000

Median Unit Price

Year ending March 2018: \$1,077,000

Comparable Properties



1/987 Centre Rd BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

 3  2  -

Price: \$760,000

Method: Private Sale

Date: 02/03/2018

Rooms: 4

Property Type: House

Land Size: 299 sqm approx



2/43 Mackie Rd BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

 2  1  1

Price: \$748,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: Unit



39a Chesterville Dr BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

 2  1  1

Price: \$735,000

Method: Private Sale

Date: 29/03/2018

Rooms: -

Property Type: House (Res)