

## 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

1/9 Heather Street, Bentleigh East Vic 3165

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Indicative selling price

\$700,000

&amp;

\$750,000

**Median sale price**

Median price

\$1,086,250

House

Unit

X

Suburb

Bentleigh East

Period - From

01/04/2018

to

30/06/2018

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		
2		
3		

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.



**Indicative Selling Price**

\$700,000 - \$750,000

**Median Unit Price**

June quarter 2018: \$1,086,250

## Comparable Properties



**36 Adrian St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$760,000

**Method:** Auction Sale

**Date:** 08/09/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 326 sqm approx



**3/19 Watt St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$730,000

**Method:** Private Sale

**Date:** 08/08/2018

**Rooms:** -

**Property Type:** House

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.