

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

3b Renown Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,290,000

&

\$1,320,000

Median sale price

Median price \$910,000

Property Type Unit

Suburb Bentleigh

Period - From 01/01/2020

to 31/03/2020

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 | 83a London St BENTLEIGH 3204 | \$1,355,000 | 17/03/2020 |
| 2 | 5b Ardwick St BENTLEIGH 3204 | \$1,350,000 | 15/02/2020 |
| 3 | 5b Roselyn Cr BENTLEIGH EAST 3165 | \$1,285,000 | 02/05/2020 |

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:

18/05/2020 11:20



Property Type:
Agent Comments

Indicative Selling Price
\$1,290,000 - \$1,320,000
Median Unit Price
March quarter 2020: \$910,000

Comparable Properties



83a London St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,355,000
Method: Private Sale
Date: 17/03/2020
Property Type: Townhouse (Single)
Land Size: 304 sqm approx



5b Ardwick St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,350,000
Method: Auction Sale
Date: 15/02/2020
Property Type: Townhouse (Res)
Land Size: 311 sqm approx



5b Roselyn Cr BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,285,000
Method: Auction Sale
Date: 02/05/2020
Rooms: 6
Property Type: Townhouse (Res)