

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 11 Argyle Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,000,000

Median sale price

Median price \$1,150,000 House X Unit Suburb Bentleigh East

Period - From 01/07/2018 to 30/09/2018 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	105 Deakin St BENTLEIGH EAST 3165	\$1,080,000	29/11/2018
2	11 Normanby Rd BENTLEIGH EAST 3165	\$1,055,000	08/09/2018
3	11 Edinburgh St BENTLEIGH EAST 3165	\$1,037,500	28/11/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000

Median House Price
September quarter 2018: \$1,150,000

Comparable Properties



105 Deakin St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,080,000
Method: Sold Before Auction
Date: 29/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 590 sqm approx



11 Normanby Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,055,000
Method: Auction Sale
Date: 08/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 602 sqm approx



11 Edinburgh St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,037,500
Method: Private Sale
Date: 28/11/2018
Rooms: -
Property Type: House
Land Size: 585 sqm approx