

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

44a McGuinness Road, Bentleigh East, VIC 3165

Indicative selling price

Single Price or Range between

\$1,240,000 - \$1,260,000

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

Median sale price

Median Price

\$1,110,000

Property Type

House

Suburb

BENTLEIGH EAST

Period From

28/05/2019

Period To

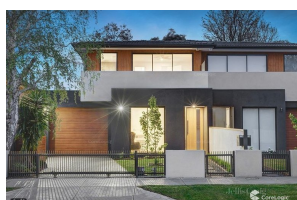
28/11/2019

Source

Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**13A VERA STREET
BENTLEIGH EAST**

4 3 2

Price \$1,260,000
Date of Sale 23/11/2019
Land 324 sqm



**150B MACKIE ROAD
BENTLEIGH EAST**

3 2 2

Price
Date of Sale 30/11/-0001
Land 306 sqm



**13B VERA STREET
BENTLEIGH EAST**

4 3 0

Price \$1,245,000
Date of Sale 04/11/2019
Land 325 sqm

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.