

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

4b Pell Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$930,000

House

Unit

X

Suburb

Bentleigh East

Period - From 01/10/2017

to

31/12/2017

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	4a Pell St BENTLEIGH EAST 3165	\$1,230,000	03/01/2018
2	20b Begg St BENTLEIGH EAST 3165	\$1,200,000	10/03/2018
3	54a Mackie Rd BENTLEIGH EAST 3165	\$1,120,000	05/04/2018

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
 \$1,100,000 - \$1,210,000
Median Unit Price
 December quarter 2017: \$930,000

Comparable Properties

4a Pell St BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$1,230,000
Method: Sale
Date: 03/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 295 sqm approx



20b Begg St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,200,000
Method: Sold Before Auction
Date: 10/03/2018
Rooms: 8
Property Type: Townhouse (Res)



54a Mackie Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,120,000
Method: Private Sale
Date: 05/04/2018
Rooms: 6
Property Type: Townhouse (Res)