

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

9 Millard Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$995,000

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	5 Almurta Rd BENTLEIGH EAST 3165	\$1,000,000	10/10/2018
2	10 Noora Av BENTLEIGH EAST 3165	\$1,000,000	27/07/2018
3	20 Claronga St BENTLEIGH EAST 3165	\$980,000	11/07/2018

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.



 3  1  4

Rooms:
Property Type: House (Res)
Land Size: 560 sqm approx
Agent Comments

Indicative Selling Price
\$995,000

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

Comparable Properties



5 Almurta Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  4

Price: \$1,000,000
Method: Sold Before Auction
Date: 10/10/2018
Rooms: 4
Property Type: House (Res)
Land Size: 622 sqm approx



10 Noora Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  1  4

Price: \$1,000,000
Method: Private Sale
Date: 27/07/2018
Rooms: -
Property Type: House
Land Size: 604 sqm approx



20 Claronga St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  1  1

Price: \$980,000
Method: Private Sale
Date: 11/07/2018
Rooms: 6
Property Type: House
Land Size: 567 sqm approx