

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 MIAMI COURT, BENTLEIGH EAST, VIC







Indicative Selling Price

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

Price Range:

\$1,050,000 to \$1,150,000

Provided by: Sales Department, Haim Real Estate

MEDIAN SALE PRICE



BENTLEIGH EAST, VIC, 3165

Suburb Median Sale Price (House)

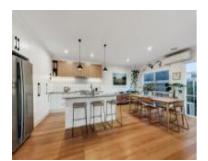
\$1,250,000

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



21 YARALLA RD, BENTLEIGH EAST, VIC 3165







Sale Price

\$1,120,000

Sale Date: 24/09/2017

Distance from Property: 226m





6 WOLAI AVE, BENTLEIGH EAST, VIC 3165







Sale Price

\$1,190,000

Sale Date: 30/08/2017

Distance from Property: 266m





9 BEGG ST, BENTLEIGH EAST, VIC 3165







Sale Price

\$1,215,000

Sale Date: 25/11/2017

Distance from Property: 341m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

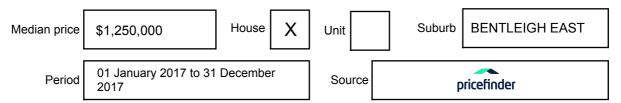
| Address Including suburb and postcode | 3 MIAMI COURT, BENTLEIGH EAST, VIC 3165 |
|---|---|
|---|---|

Indicative selling price

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Price Range: \$1,050,000 to \$1,150,000

Median sale price



Comparable property sales

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 |
|--------------------------------|---|-------------|--------------|
| | 21 YARALLA RD, BENTLEIGH EAST, VIC 3165 | \$1,120,000 | 24/09/2017 |
| | 6 WOLAI AVE, BENTLEIGH EAST, VIC 3165 | \$1,190,000 | 30/08/2017 |
| | 9 BEGG ST, BENTLEIGH EAST, VIC 3165 | \$1,215,000 | 25/11/2017 |