

## 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

G07/33 Loranne Street, Bentleigh Vic 3204

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000

&amp;

\$600,000

## Median sale price

Median price \$838,000

House

Unit

X

Suburb

Bentleigh

Period - From 01/04/2018

to

30/06/2018

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 | 10/39 Mavho St BENTLEIGH 3204     | \$620,000 | 28/06/2018   |
| 2 | 105/144 Mckinnon Rd MCKINNON 3204 | \$595,000 | 20/05/2018   |
| 3 | 106/24 Mavho St BENTLEIGH 3204    | \$572,500 | 14/05/2018   |

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**  
\$550,000 - \$600,000  
**Median Unit Price**  
June quarter 2018: \$838,000

## Comparable Properties



**10/39 Mavho St BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$620,000  
**Method:** Sold After Auction  
**Date:** 28/06/2018  
**Rooms:** -  
**Property Type:** Apartment



**105/144 Mckinnon Rd MCKINNON 3204 (REI/VG)**

Agent Comments



**Price:** \$595,000  
**Method:** Sold After Auction  
**Date:** 20/05/2018  
**Rooms:** -  
**Property Type:** Apartment



**106/24 Mavho St BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$572,500  
**Method:** Private Sale  
**Date:** 14/05/2018  
**Rooms:** -  
**Property Type:** Apartment