

## 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

15a Bellevue Road, Bentleigh East Vic 3165

## Indicative selling price

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

Range between \$1,275,000

&amp;

\$1,400,000

## Median sale price

Median price \$1,243,000

House

X

Unit

Suburb

Bentleigh East

Period - From 01/07/2017

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	7a Castlewood St BENTLEIGH EAST 3165	\$1,350,000	04/06/2018
2	6b Lesden St BENTLEIGH EAST 3165	\$1,310,000	11/07/2018
3	44b Lahona Av BENTLEIGH EAST 3165	\$1,280,000	01/06/2018

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.



 4  3  1

## Comparable Properties



**7a Castlewood St BENTLEIGH EAST 3165 (VG)** Agent Comments

 4  -  -

**Price:** \$1,350,000

**Method:** Sale

**Date:** 04/06/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 348 sqm approx



**6b Lesden St BENTLEIGH EAST 3165 (REI/VG)** Agent Comments

 4  3  2

**Price:** \$1,310,000

**Method:** Private Sale

**Date:** 11/07/2018

**Rooms:** -

**Property Type:** Townhouse (Single)



**44b Lahona Av BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,280,000

**Method:** Private Sale

**Date:** 01/06/2018

**Rooms:** -

**Property Type:** Townhouse (Single)

**Land Size:** 302 sqm approx