

Todd Newton
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Date of sale

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	3/4 Lilac Street, Bentleigh East Vic 3165
Including suburb and	-
postcode	

Indicative selling price

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

Single price \$950,000

Median sale price

Median price	\$1,130,000	Hou	se	Unit	Х		Suburb	Bentleigh East
Period - From	01/07/2017	to	30/09/2017		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

1	11 Cormick St BENTLEIGH EAST 3165	\$990,000	18/09/2017
2	1/1 Abbin Av BENTLEIGH EAST 3165	\$950,000	29/11/2017
3	1/14 Milford St BENTLEIGH EAST 3165	\$930,000	02/12/2017

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.

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Indicative Selling Price \$950,000 **Median Unit Price** September guarter 2017: \$1,130,000





Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



11 Cormick St BENTLEIGH EAST 3165 (REI/VG)

Price: \$990.000 Method: Private Sale Date: 18/09/2017

Rooms: -

Property Type: House (Res) Land Size: 337 sqm approx Agent Comments



1/1 Abbin Av BENTLEIGH EAST 3165 (REI)



Price: \$950,000 Method: Private Sale Date: 29/11/2017

Rooms: -

Property Type: House (Res)

Agent Comments

Agent Comments



1/14 Milford St BENTLEIGH EAST 3165 (REI)





Price: \$930,000 Method: Auction Sale Date: 02/12/2017

Rooms: -

Property Type: Townhouse (Res)

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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