

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

67 Purtell Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,250,000

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	1 Hopetoun Ct BENTLEIGH EAST 3165	\$1,235,000	21/07/2018
2	13 Neville St BENTLEIGH EAST 3165	\$1,200,000	18/08/2018
3	91 Wingate St BENTLEIGH EAST 3165	\$1,182,500	04/07/2018

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.



 5  2  3

Comparable Properties



1 Hopetoun Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  1

Price: \$1,235,000

Method: Auction Sale

Date: 21/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 640 sqm approx



13 Neville St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  1  2

Price: \$1,200,000

Method: Auction Sale

Date: 18/08/2018

Rooms: -

Property Type: House (Res)



91 Wingate St BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

 3  1  1

Price: \$1,182,500

Method: Private Sale

Date: 04/07/2018

Rooms: -

Property Type: House

Land Size: 750 sqm approx