

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

3 Celia Street, Bentleigh East Vic 3165

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000

&

\$900,000

Median sale price

Median price \$1,040,000

House

X

Unit

Suburb Bentleigh East

Period - From 01/10/2018

to

31/12/2018

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	15 Northam Rd BENTLEIGH EAST 3165	\$891,000	24/02/2019
2	21 Leigh St BENTLEIGH EAST 3165	\$890,000	08/12/2018
3	25 Bristol St BENTLEIGH EAST 3165	\$880,000	18/12/2018

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
\$850,000 - \$900,000
Median House Price
December quarter 2018: \$1,040,000

Comparable Properties



15 Northam Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**



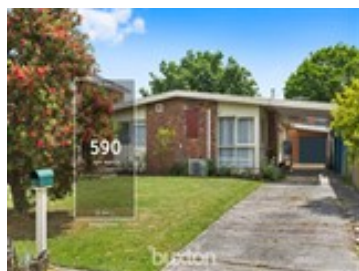
Price: \$891,000
Method: Auction Sale
Date: 24/02/2019
Rooms: -
Property Type: House (Res)



21 Leigh St BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**



Price: \$890,000
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 585 sqm approx



25 Bristol St BENTLEIGH EAST 3165 (REI) **Agent Comments**



Price: \$880,000
Method: Private Sale
Date: 18/12/2018
Rooms: -
Property Type: House
Land Size: 589 sqm approx