

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 WARATAH STREET, BENTLEIGH EAST,  3  2  2

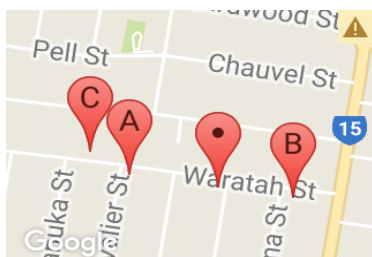
Indicative Selling Price

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

Single Price: **\$1,100,000**

Provided by: Evelyn Chin, Leaders Real Estate Group

MEDIAN SALE PRICE



BENTLEIGH EAST, VIC, 3165

Suburb Median Sale Price (House)

\$1,213,750

01 January 2017 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



16 WARATAH ST, BENTLEIGH EAST, VIC 3165  3  2  2

Sale Price

***\$1,260,000**

Sale Date: 29/07/2017

Distance from Property: 146m



40 WARATAH ST, BENTLEIGH EAST, VIC 3165  4  2  1

Sale Price

\$1,080,000

Sale Date: 27/03/2017

Distance from Property: 122m



45 WARATAH ST, BENTLEIGH EAST, VIC 3165  3  2  2

Sale Price

\$1,460,000

Sale Date: 01/04/2017

Distance from Property: 219m



This report has been compiled on 09/09/2017 by Leaders Real Estate Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

30 WARATAH STREET, BENTLEIGH EAST, VIC 3165

Indicative selling price

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

Single Price:

\$1,100,000

Median sale price

Median price

\$1,213,750

House

X

Unit

Suburb

BENTLEIGH EAST

Period

01 January 2017 to 30 June 2017

Source



Comparable property sales

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
16 WARATAH ST, BENTLEIGH EAST, VIC 3165	*\$1,260,000	29/07/2017
40 WARATAH ST, BENTLEIGH EAST, VIC 3165	\$1,080,000	27/03/2017
45 WARATAH ST, BENTLEIGH EAST, VIC 3165	\$1,460,000	01/04/2017