

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

1/14 South Avenue, Bentleigh Vic 3204

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$835,000

House

Unit

X

Suburb Bentleigh

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	10/39 Mavho St BENTLEIGH 3204	\$630,000	22/12/2018
2	202/29-33 Loranne St BENTLEIGH 3204	\$622,000	10/11/2018
3	103/16-18 Hamilton St BENTLEIGH 3204	\$600,000	17/10/2018

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.



 2  2  1

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

December quarter 2018: \$835,000

Comparable Properties

**10/39 Mavho St BENTLEIGH 3204 (REI)**

Agent Comments

 2  2  1

Price: \$630,000**Method:** Private Sale**Date:** 22/12/2018**Rooms:** -**Property Type:** Apartment**202/29-33 Loranne St BENTLEIGH 3204 (REI/VG)**

Agent Comments

 2  2  1

Price: \$622,000**Method:** Auction Sale**Date:** 10/11/2018**Rooms:** 3**Property Type:** Apartment**103/16-18 Hamilton St BENTLEIGH 3204 (VG)**

Agent Comments

 2  -  -

Price: \$600,000**Method:** Sale**Date:** 17/10/2018**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)