

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	1/14 South Avenue, Bentleigh Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$600,000	&	\$660,000
		1	

Median sale price

Median price	\$835,000	Hou	se	Unit	Х	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.

Ad	dress 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.

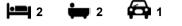




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Indicative Selling Price \$600,000 - \$660,000 Median Unit Price December quarter 2018: \$835,000

Comparable Properties



10/39 Mavho St BENTLEIGH 3204 (REI)

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Price: \$630.000

Method: Private Sale Date: 22/12/2018

Rooms: -

Property Type: Apartment

202/29-33 Loranne St BENTLEIGH 3204 (REI/VG)

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Price: \$622,000 Method: Auction Sale Date: 10/11/2018 Rooms: 3

Property Type: Apartment

Agent Comments

Agent Comments



103/16-18 Hamilton St BENTLEIGH 3204 (VG)

1 2 **1** -

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Price: \$600,000 Method: Sale Date: 17/10/2018 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133





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