

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

123 Mackie Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,150,000 & \$1,220,000

Median sale price

Median price \$1,208,000 House X Unit Suburb Bentleigh East

Period - From 01/01/2018 to 31/03/2018 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	11 Bradford St BENTLEIGH EAST 3165	\$1,227,500	21/04/2018
2	170 Brady Rd BENTLEIGH EAST 3165	\$1,190,000	23/04/2018
3	37 Begg St BENTLEIGH EAST 3165	\$1,150,000	28/03/2018

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.



 3  2  3

Rooms:**Property Type:** House (Res)**Land Size:** 627 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,220,000

Median House Price

March quarter 2018: \$1,208,000

Comparable Properties

**11 Bradford St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 3  2  2

Price: \$1,227,500**Method:** Auction Sale**Date:** 21/04/2018**Rooms:** 7**Property Type:** House (Res)**Land Size:** 598 sqm approx**170 Brady Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  1  3

Price: \$1,190,000**Method:** Auction Sale**Date:** 23/04/2018**Rooms:** -**Property Type:** House (Res)**37 Begg St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 3  1  4

Price: \$1,150,000**Method:** Private Sale**Date:** 28/03/2018**Rooms:** -**Property Type:** House