

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

G11/150 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$1,035,000 Property Type Unit Suburb Bentleigh East

Period - From 01/10/2018 to 30/09/2019 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	1/650 Centre Rd BENTLEIGH EAST 3165	\$590,000	11/06/2019
2	201/12-14 Quinns Rd BENTLEIGH EAST 3165	\$579,000	30/07/2019
3	4/170 East Boundary Rd BENTLEIGH EAST 3165	\$577,000	30/09/2019

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.~~

This Statement of Information was prepared on: 07/11/2019 13:57



Property Type:
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median Unit Price
Year ending September 2019: \$1,035,000

Comparable Properties



1/650 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$590,000
Method: Sold Before Auction
Date: 11/06/2019
Property Type: Apartment



201/12-14 Quinns Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$579,000
Method: Sold Before Auction
Date: 30/07/2019
Rooms: 3
Property Type: Apartment



4/170 East Boundary Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$577,000
Method: Private Sale
Date: 30/09/2019
Rooms: 3
Property Type: Apartment