

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

2/15 Eddys Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between \$640,000

&

\$700,000

Median sale price

Median price \$782,500

Property Type Unit

Suburb Bentleigh

Period - From 31/10/2018

to 30/10/2019

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	17/373 South Rd BRIGHTON EAST 3187	\$677,500	03/08/2019
2	6/45 Brewer Rd BENTLEIGH 3204	\$655,000	18/06/2019
3	1/45 Brewer Rd BENTLEIGH 3204	\$625,000	03/06/2019

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:

31/10/2019 15:03

Vicki Pollard

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Indicative Selling Price

\$640,000 - \$700,000

Median Unit Price

31/10/2018 - 30/10/2019: \$782,500



 2  - 

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



17/373 South Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 2  1  1

Price: \$677,500

Method: Auction Sale

Date: 03/08/2019

Rooms: 4

Property Type: Unit



6/45 Brewer Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$655,000

Method: Private Sale

Date: 18/06/2019

Property Type: Unit



1/45 Brewer Rd BENTLEIGH 3204 (VG)

Agent Comments

 2  -  -

Price: \$625,000

Method: Sale

Date: 03/06/2019

Property Type: Flat/Unit/Apartment (Res)

Market has gone up since this property was sold