

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

18B Sandra Grove Bentleigh VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

22A Marquis Road Bentleigh VIC 3204	\$1,260,000	31-Aug-19
74A Mortimore Street Bentleigh VIC 3204	\$1,280,000	15-Aug-19
24B Hill Street Bentleigh East VIC 3165	\$1,150,000	01-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 20 September 2019

	22A Marquis Road Bentleigh VIC 3204	Sold Price	\$1,260,000	Sold Date	31-Aug-19
	 4  2  1			Distance	0.2km
	74A Mortimore Street Bentleigh VIC 3204	Sold Price	\$1,280,000^{UN}	Sold Date	15-Aug-19
	 4  2  1			Distance	0.49km
	24B Hill Street Bentleigh East VIC 3165	Sold Price	\$1,150,000	Sold Date	01-Jun-19
	 4  3  2			Distance	1.51km

RS = Recent sale

UN = Undisclosed Sale

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