

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	15b Buckingham 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	\$680,000	&	\$730,000

Median sale price

Median price	\$716,000	Hou	se	Unit	х	Sub	ourb	Bentleigh
Period - From	01/04/2019	to	30/06/2019		Source	REIV		

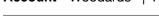
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	1/1 Blair St BENTLEIGH 3204	\$722,000	27/05/2019
2	3/13 Bleazby St BENTLEIGH 3204	\$703,500	08/05/2019
3	3/40 Ulupna Rd ORMOND 3204	\$670,000	10/08/2019

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.





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





Generated: 16/08/2019 16:55











Rooms: 5

Property Type: Unit **Agent Comments**

Indicative Selling Price \$680,000 - \$730,000 **Median Unit Price** June quarter 2019: \$716,000

Comparable Properties



1/1 Blair St BENTLEIGH 3204 (REI/VG)

— 2







Price: \$722.000 Method: Private Sale Date: 27/05/2019 Rooms: 5

Property Type: Unit

Agent Comments



3/13 Bleazby St BENTLEIGH 3204 (VG)

└─ 2





Price: \$703.500 Method: Sale Date: 08/05/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/40 Ulupna Rd ORMOND 3204 (REI)





Price: \$670,000 Method: Auction Sale Date: 10/08/2019

Rooms: -

Property Type: Unit Land Size: 96 sqm approx **Agent Comments**

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





Generated: 16/08/2019 16:55