

## 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

15b Buckingham Avenue, Bentleigh Vic 3204

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000

&amp;

\$730,000

**Median sale price**

Median price \$716,000

House

Unit

X

Suburb 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.

	Address 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.



 2    1    1

**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)**

**Agent Comments**

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**Price:** \$722,000  
**Method:** Private Sale  
**Date:** 27/05/2019  
**Rooms:** 5  
**Property Type:** Unit



**3/13 Bleazby St BENTLEIGH 3204 (VG)**

**Agent Comments**

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**Price:** \$703,500  
**Method:** Sale  
**Date:** 08/05/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**3/40 Ulupna Rd ORMOND 3204 (REI)**

**Agent Comments**

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**Price:** \$670,000  
**Method:** Auction Sale  
**Date:** 10/08/2019  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 96 sqm approx