

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

1/14 Loranne Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$825,000

House

Unit

X

Suburb

Bentleigh

Period - From 01/04/2018

to

31/03/2019

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	2/24 Field St BENTLEIGH 3204	\$935,000	16/02/2019
2	1/4 Mawby Rd BENTLEIGH EAST 3165	\$907,000	04/05/2019
3	1/19 Patterson Rd BENTLEIGH 3204	\$900,000	27/04/2019

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.



 3  1  2

Comparable Properties



2/24 Field St BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  1

Price: \$935,000

Method: Auction Sale

Date: 16/02/2019

Rooms: -

Property Type: Townhouse (Res)



1/4 Mawby Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  2

Price: \$907,000

Method: Auction Sale

Date: 04/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 353 sqm approx



1/19 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

 2  1  1

Price: \$900,000

Method: Auction Sale

Date: 27/04/2019

Rooms: -

Property Type: House (Res)

Smaller home than Loranne St and not as good a position.