

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	91 Wingate St BENTLEIGH EAST 3165	\$1,182,500	04/07/2018
2	10 East View Cr BENTLEIGH EAST 3165	\$1,170,000	24/05/2018
3	86 Castlewood St BENTLEIGH EAST 3165	\$1,160,000	21/07/2018

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.

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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
June quarter 2018: \$1,218,750

Comparable Properties



91 Wingate St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,182,500
Method: Private Sale
Date: 04/07/2018
Rooms: -
Property Type: House
Land Size: 750 sqm approx



10 East View Cr BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,170,000
Method: Private Sale
Date: 24/05/2018
Rooms: -
Property Type: House
Land Size: 664 sqm approx



86 Castlewood St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,160,000
Method: Auction Sale
Date: 21/07/2018
Rooms: 6
Property Type: House (Res)
Land Size: 597 sqm approx