

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

16 Agnes Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,270,000 & \$1,290,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Bentleigh East

Period - From 01/10/2019 to 30/09/2020 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 | 5a John St BENTLEIGH EAST 3165 | \$1,310,000 | 26/06/2020 |
| 2 | 5b Roselyn Cr BENTLEIGH EAST 3165 | \$1,285,000 | 02/05/2020 |
| 3 | 130a jasper Rd BENTLEIGH 3204 | \$1,280,000 | 22/07/2020 |

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.~~

This Statement of Information was prepared on: 15/10/2020 17:03



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,270,000 - \$1,290,000
Median House Price
Year ending September 2020: \$1,200,000

Comparable Properties



5a John St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,310,000
Method: Private Sale
Date: 26/06/2020
Property Type: Townhouse (Single)
Land Size: 295 sqm approx



5b Roselyn Cr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,285,000
Method: Auction Sale
Date: 02/05/2020
Rooms: 6
Property Type: Townhouse (Res)



130a Jasper Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,280,000
Method: Private Sale
Date: 22/07/2020
Property Type: Townhouse (Res)