

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

2/99 Marlborough Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$810,000 & \$890,000

Median sale price

Median price \$1,035,000 Property Type Unit Suburb Bentleigh East

Period - From 01/10/2018 to 30/09/2019 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	4/45 Elizabeth St BENTLEIGH EAST 3165	\$834,000	22/06/2019
2	3/2 Alexander St BENTLEIGH EAST 3165	\$831,000	21/05/2019
3			

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:

18/11/2019 10:25



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



**4/45 Elizabeth St BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

2 2 1

Price: \$834,000

Method: Auction Sale

Date: 22/06/2019

Property Type: Townhouse (Res)

Land Size: 1743 sqm approx



**3/2 Alexander St BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

3 2 2

Price: \$831,000

Method: Private Sale

Date: 21/05/2019

Rooms: 5

Property Type: Townhouse (Res)

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.