

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	17/15a Wattle Grove, Bentleigh Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$770,000	&	\$830,000

Median sale price

Median price	\$915,000	Hou	se	Unit	х	Suburb	Bentleigh
Period - From	01/07/2017	to	30/09/2017		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.

Add	dress of comparable property	Price	Date of sale
1	2/58 Bent St MCKINNON 3204	\$871,500	21/09/2017
2	1/10 Fitzroy St BENTLEIGH 3204	\$856,800	16/10/2017
3	105a Centre Rd BRIGHTON EAST 3187	\$795,000	28/10/2017

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.

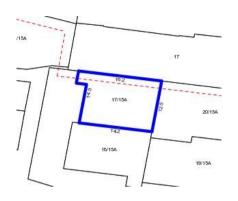
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Indicative Selling Price \$770,000 - \$830,000 **Median Unit Price** September quarter 2017: \$915,000

Comparable Properties



2/58 Bent St MCKINNON 3204 (REI)

Price: \$871,500

Method: Sold Before Auction

Date: 21/09/2017

Rooms: -

Property Type: Townhouse (Res) Land Size: 175 sqm approx

Agent Comments



1/10 Fitzroy St BENTLEIGH 3204 (VG)



Price: \$856,800

Method: Sale Date: 16/10/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



105a Centre Rd BRIGHTON EAST 3187 (REI)

1 2

Price: \$795,000 Method: Auction Sale Date: 28/10/2017

Rooms: 3

Property Type: Townhouse (Res)

Agent Comments

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