

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

17/15a Wattle Grove, Bentleigh Vic 3204

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

House

Unit

X

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.

	Address 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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$770,000 - \$830,000

Median Unit Price

September quarter 2017: \$915,000

Comparable Properties



2/58 Bent St MCKINNON 3204 (REI)

Agent Comments



Price: \$871,500
Method: Sold Before Auction
Date: 21/09/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 175 sqm approx



1/10 Fitzroy St BENTLEIGH 3204 (VG)

Agent Comments



Price: \$856,800
Method: Sale
Date: 16/10/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



105a Centre Rd BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$795,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 3
Property Type: Townhouse (Res)