

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

1/5 David Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Bentleigh East

Period - From 20/01/2019 to 19/01/2020 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	28a Brosnan Rd BENTLEIGH EAST 3165	\$1,090,000	16/12/2019
2	5a Lawson St BENTLEIGH 3204	\$1,060,000	01/10/2019
3	19a Delhi St BENTLEIGH 3204	\$1,030,000	03/08/2019

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:

20/01/2020 11:11



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



28a Brosnan Rd BENTLEIGH EAST 3165 (REI) Agent Comments

4 3 2

Price: \$1,090,000

Method: Private Sale

Date: 16/12/2019

Property Type: Townhouse (Single)



5a Lawson St BENTLEIGH 3204 (REI) Agent Comments

3 2 2

Price: \$1,060,000

Method: Private Sale

Date: 01/10/2019

Property Type: Townhouse (Single)



19a Delhi St BENTLEIGH 3204 (REI/VG) Agent Comments

3 2 2

Price: \$1,030,000

Method: Auction Sale

Date: 03/08/2019

Property Type: Townhouse (Res)