

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

1A Rayern Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,100,000

&

\$1,150,000

Median sale price

Median price \$1,243,000

House

X

Unit

Suburb

Bentleigh East

Period - From 01/07/2017

to

30/06/2018

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	13a Brosnan Rd BENTLEIGH EAST 3165	\$1,165,000	20/02/2018
2	6a Barilla Rd MOORABBIN 3189	\$1,159,000	17/02/2018
3	17a Denver St BENTLEIGH EAST 3165	\$1,145,000	19/12/2017

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.



3 2 1

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,150,000
Median House Price
Year ending June 2018: \$1,243,000

Comparable Properties



13a Brosnan Rd BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

3 3 2

Price: \$1,165,000
Method: Private Sale
Date: 20/02/2018
Rooms: -
Property Type: Townhouse (Res)



6a Barilla Rd MOORABBIN 3189 (REI/VG)

Agent Comments

3 2 2

Price: \$1,159,000
Method: Private Sale
Date: 17/02/2018
Rooms: -
Property Type: House (Res)



17a Denver St BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

3 2 2

Price: \$1,145,000
Method: Private Sale
Date: 19/12/2017
Rooms: -
Property Type: Townhouse (Single)
Land Size: 370 sqm approx