

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

10 Noora Avenue, Bentleigh East Vic 3165

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Price

\$1,025,000

Median sale price

Median price \$1,208,000

House

X

Unit

Suburb Bentleigh East

Period - From 01/01/2018

to

31/03/2018

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 | 12 Neil Ct BENTLEIGH EAST 3165 | \$1,050,000 | 18/04/2018 |
| 2 | 764 Centre Rd BENTLEIGH EAST 3165 | \$1,025,000 | 20/06/2018 |
| 3 | 15 Rudyard St BENTLEIGH EAST 3165 | \$1,015,000 | 03/03/2018 |

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

Comparable Properties



12 Neil Ct BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,050,000

Method: Sold Before Auction

Date: 18/04/2018

Rooms: 7

Property Type: House (Res)

Land Size: 595 sqm approx



764 Centre Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,025,000

Method: Private Sale

Date: 20/06/2018

Rooms: 6

Property Type: House

Land Size: 585 sqm approx



15 Rudyard St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,015,000

Method: Auction Sale

Date: 03/03/2018

Rooms: 5

Property Type: House (Res)

Land Size: 562 sqm approx