

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 1/66 Moylan Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,000,000 House Unit X Suburb Bentleigh East

Period - From 01/01/2019 to 31/03/2019 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	35 Lindsay St MCKINNON 3204	\$1,160,000	23/02/2019
2	51a Carlyon St ORMOND 3204	\$1,052,000	06/04/2019
3	10c Holloway St ORMOND 3204	\$975,000	27/05/2019

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.



 3  2  2

Rooms: 6
Property Type: Unit
Land Size: 315 sqm approx
 Agent Comments

Indicative Selling Price
 \$980,000 - \$1,070,000
Median Unit Price
 March quarter 2019: \$1,000,000

Comparable Properties



35 Lindsay St MCKINNON 3204 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,160,000
Method: Auction Sale
Date: 23/02/2019
Rooms: 7
Property Type: Unit
Land Size: 351 sqm approx



51a Carlyon St ORMOND 3204 (REI)

Agent Comments

 2  1  1

Price: \$1,052,000
Method: Auction Sale
Date: 06/04/2019
Rooms: 5
Property Type: House (Res)
Land Size: 481 sqm approx



10c Holloway St ORMOND 3204 (REI)

Agent Comments

 3  2  2

Price: \$975,000
Method: Private Sale
Date: 27/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 385 sqm approx