

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

20a Wright Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,002,500

House

Unit

X

Suburb Bentleigh

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	4b Pleasance St BENTLEIGH 3204	\$1,250,000	14/04/2018
2	1/26 Loranne St BENTLEIGH 3204	\$1,186,000	24/03/2018
3	2/66 Jasper Rd BENTLEIGH 3204	\$1,055,000	17/03/2018

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.



 3  - 

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 383 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median Unit Price

March quarter 2018: \$1,002,500

Comparable Properties



4b Pleasance St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  1

Price: \$1,250,000

Method: Auction Sale

Date: 14/04/2018

Rooms: 7

Property Type: Townhouse (Res)



1/26 Lorraine St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  1

Price: \$1,186,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 328 sqm approx



2/66 Jasper Rd BENTLEIGH 3204 (REI)

Agent Comments

 2  2  2

Price: \$1,055,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 351 sqm approx