

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	14 Vine Court, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,070,500	Hou	ıse X	Unit		Subu	rb Bentleigh East
Period - From	01/07/2018	to	30/06/2019		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.

Add	dress of comparable property	Price	Date of sale
1	4a Lindsay St BENTLEIGH 3204	\$1,400,000	13/05/2019
2	10b Leary Av BENTLEIGH EAST 3165	\$1,375,000	08/04/2019
3	23a Moylan St BENTLEIGH EAST 3165	\$1,348,000	25/05/2019

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.

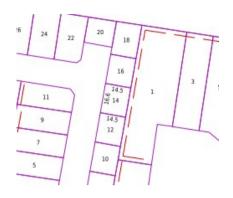
Account - hockingstuart | P: 03 9557 7733





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hockingstuart





Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$1,350,000 **Median House Price** Year ending June 2019: \$1,070,500

Comparable Properties

4a Lindsay St BENTLEIGH 3204 (VG)





Price: \$1,400,000 Method: Sale Date: 13/05/2019

Rooms: -

Property Type: House (Res) Land Size: 316 sqm approx Agent Comments

10b Leary Av BENTLEIGH EAST 3165 (REI/VG) Agent Comments







Price: \$1,375,000 Method: Private Sale Date: 08/04/2019

Rooms: -

Property Type: Townhouse (Res) Land Size: 280 sqm approx

23a Moylan St BENTLEIGH EAST 3165









Price: \$1,348,000 Method: Auction Sale Date: 25/05/2019

Rooms: -

Property Type: Townhouse (Res) Land Size: 348 sqm approx

Agent Comments

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