

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

14 Vine Court, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,350,000

Median sale price

Median price \$1,070,500

House

X

Unit

Suburb

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.

	Address 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.



4
 2
 2

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)

Agent Comments

4
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Price: \$1,400,000

Method: Sale

Date: 13/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 316 sqm approx

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

4
 2
 1

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 (REI/VG)

Agent Comments

3
 2
 1

Price: \$1,348,000

Method: Auction Sale

Date: 25/05/2019

Rooms: -

Property Type: Townhouse (Res)

Land Size: 348 sqm approx