

## 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

1A Normdale Road, Bentleigh East Vic 3165

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$655,000 &amp; \$700,000

## Median sale price

Median price \$1,165,000 House Unit X 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	4/736 Centre Rd BENTLEIGH EAST 3165	\$720,000	14/10/2017
2	8/23-25 Charles St BENTLEIGH EAST 3165	\$689,500	17/02/2018
3	2/45 East Boundary Rd BENTLEIGH EAST 3165	\$663,000	16/12/2017

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.



 2  1  1

**Rooms:**  
**Property Type:** Unit  
**Land Size:** 585 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$655,000 - \$700,000

**Median Unit Price**

March quarter 2018: \$1,165,000

## Comparable Properties



**4/736 Centre Rd BENTLEIGH EAST 3165 (REI/VG)**

 2  1  1

**Price:** \$720,000  
**Method:** Auction Sale  
**Date:** 14/10/2017  
**Rooms:** -  
**Property Type:** Unit

**Agent Comments**

more central location,



**8/23-25 Charles St BENTLEIGH EAST 3165 (REI)**

 2  1  1

**Price:** \$689,500  
**Method:** Auction Sale  
**Date:** 17/02/2018  
**Rooms:** 3  
**Property Type:** Unit

**Agent Comments**

Mckinnon secondary college zone



**2/45 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)**

 2  1  1

**Price:** \$663,000  
**Method:** Auction Sale  
**Date:** 16/12/2017  
**Rooms:** -  
**Property Type:** Unit

**Agent Comments**

more traditional in style, closer in location wise