

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

1/17 Warwick Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price*

Median price House Unit Suburb Period - From to Source

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	1/40 Beddoe Av BENTLEIGH EAST 3165	\$890,000	18/11/2017
2	116 Marlborough St BENTLEIGH EAST 3165	\$886,000	11/11/2017
3	1/4 Hull St BENTLEIGH EAST 3165	\$860,000	26/08/2017

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 3  1  2

Rooms:

Property Type: House

Land Size: 440 sqm approx

Agent Comments

Comparable Properties



1/40 Beddoe Av BENTLEIGH EAST 3165 (REI/VG)

 2  1  1

Price: \$890,000

Method: Auction Sale

Date: 18/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 307 sqm approx

Agent Comments

Fully renovated. Smaller land than Warwick St



116 Marlborough St BENTLEIGH EAST 3165 (REI/VG)

 3  1  1

Price: \$886,000

Method: Auction Sale

Date: 11/11/2017

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 363 sqm approx

Agent Comments

Renovated. Smaller land than Warwick St



1/4 Hull St BENTLEIGH EAST 3165 (REI/VG)

 2  1  1

Price: \$860,000

Method: Auction Sale

Date: 26/08/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 289 sqm approx

Agent Comments

A fully renovated home on a smaller parcel of land.