

Vicki Pollard 03 9557 5500 0439 655 727 vpollard@woodards.com.au

### 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

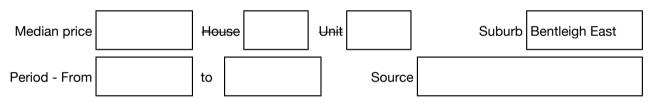
5 1/17 Warwick Street, Bentleigh East Vic 3165 5 9

#### Indicative selling price

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

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

#### Median sale price\*



#### 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: Property Type: House Land Size: 440 sqm approx Agent Comments Vicki Pollard 03 9557 5500 0439 655 727 vpollard@woodards.com.au

> Indicative Selling Price \$800,000 - \$880,000 No median price available

## **Comparable Properties**

| 1/40 Beddoe Av BENTLEIGH EAST 3165<br>(REI/VG)<br>2 1 1 1 1<br>Price: \$890,000<br>Method: Auction Sale<br>Date: 18/11/2017<br>Rooms: -<br>Property Type: House (Res)<br>Land Size: 307 sqm approx         | Agent Comments<br>Fully renovated. Smaller land than Warwick St          |
|--|--|
| 116 Marlborough St BENTLEIGH EAST 3165<br>(REI/VG)<br>3 1 1 1 1<br>Price: \$886,000<br>Method: Auction Sale<br>Date: 11/11/2017<br>Rooms: 4<br>Property Type: Townhouse (Res)<br>Land Size: 363 sqm approx | Agent Comments<br>Renovated. Smaller land than Warwick St                |
| 1/4 Hull St BENTLEIGH EAST 3165 (REI/VG)<br>2 1 1 1 1<br>Price: \$860,000<br>Method: Auction Sale<br>Date: 26/08/2017<br>Rooms: -<br>Property Type: Townhouse (Res)<br>Land Size: 289 sqm approx           | Agent Comments<br>A fully renovated home on a smaller parcel of<br>land. |

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