

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

111 Victor Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,375,000

Median sale price

Median price \$1,040,000 House X Unit Suburb Bentleigh East

Period - From 01/10/2018 to 31/12/2018 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		
2		
3		

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  4

Rooms:

Property Type: House (Res)

Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price

\$1,375,000

Median House Price

December quarter 2018: \$1,040,000

Comparable Properties



9 Jassa St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  -

Price: \$1,290,000

Method: Auction Sale

Date: 13/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 607 sqm approx

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.