#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	691 South Road, Bentleigh East Vic 3165
Including suburb and	
postcode	

#### Indicative selling price

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

Single price	\$980,000

#### Median sale price

Median price \$1,252,500	Property Type	louse	Suburb	Bentleigh East
Period - From 01/01/2020	to 31/03/2020	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

Address of comparable property		1 1100	Date of Sale
1	1 Celia St BENTLEIGH EAST 3165	\$1,000,000	08/04/2020
2	65 Bignell Rd BENTLEIGH EAST 3165	\$980,000	16/04/2020
3	147 Rowans Rd MOORABBIN 3189	\$975,500	14/12/2019

#### 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.

This Statement of Information was prepared on:	04/05/2020 15:39



Date of sale





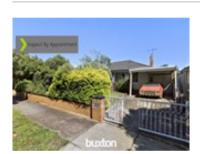




**Property Type: Agent Comments** 

**Indicative Selling Price** \$980,000 **Median House Price** March quarter 2020: \$1,252,500

## Comparable Properties



1 Celia St BENTLEIGH EAST 3165 (REI)

**=**3

**6** 2

Price: \$1,000,000 Method: Private Sale Date: 08/04/2020 Property Type: House Land Size: 581 sqm approx **Agent Comments** 



65 Bignell Rd BENTLEIGH EAST 3165 (REI)

**-**3



Price: \$980.000 Method: Private Sale Date: 16/04/2020 Property Type: House **Agent Comments** 



147 Rowans Rd MOORABBIN 3189 (REI/VG)





Price: \$975,500 Method: Auction Sale Date: 14/12/2019

Property Type: House (Res) Land Size: 603 sqm approx

**Agent Comments** 

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