

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

76 Paloma Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,460,000

Median sale price

Median price \$1,060,000

Property Type House

Suburb Bentleigh East

Period - From 01/04/2019

to 30/06/2019

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	7 Mulsanne La BENTLEIGH EAST 3165	\$1,551,000	10/08/2019
2	20 Claronga St BENTLEIGH EAST 3165	\$1,410,000	14/09/2019
3	8 Gardeners Rd BENTLEIGH EAST 3165	\$1,401,500	15/06/2019

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:

16/09/2019 10:39



 4  2  3

Property Type: House (Res)

Land Size: 567 sqm approx

Agent Comments

Indicative Selling Price

\$1,460,000

Median House Price

June quarter 2019: \$1,060,000

Comparable Properties



7 Mulsanne La BENTLEIGH EAST 3165 (REI)

Agent Comments

 5  2  2

Price: \$1,551,000

Method: Auction Sale

Date: 10/08/2019

Property Type: House (Res)



20 Claronga St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  4

Price: \$1,410,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 565 sqm approx



8 Gardeners Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 5  3  3

Price: \$1,401,500

Method: Auction Sale

Date: 15/06/2019

Rooms: 7

Property Type: House (Res)

Land Size: 603 sqm approx