

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

1/2b Scotts Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$690,000

&

\$730,000

Median sale price

Median price \$838,000

House

Unit

X

Suburb Bentleigh

Period - From 01/04/2018

to

30/06/2018

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	2/544 Centre Rd BENTLEIGH 3204	\$743,000	04/08/2018
2	6/47 Murray Rd ORMOND 3204	\$728,500	26/05/2018
3	6/9 Francesco St BENTLEIGH EAST 3165	\$715,000	01/08/2018

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.



 2  1  1

Rooms: 4

Property Type: Flat

Agent Comments

Front Unit of 4. Renovated.

Indicative Selling Price

\$690,000 - \$730,000

Median Unit Price

June quarter 2018: \$838,000

Comparable Properties



2/544 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments

 2  2  1

Price: \$743,000

Method: Auction Sale

Date: 04/08/2018

Rooms: -

Property Type: Townhouse (Res)



6/47 Murray Rd ORMOND 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$728,500

Method: Auction Sale

Date: 26/05/2018

Rooms: 4

Property Type: Unit



6/9 Francesco St BENTLEIGH EAST 3165 (REI) **Agent Comments**

 2  2  2

Price: \$715,000

Method: Private Sale

Date: 01/08/2018

Rooms: 4

Property Type: Townhouse (Single)