

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

23 Milford Street, Bentleigh East Vic 3165

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,275,000

&

\$1,400,000

Median sale price

Median price \$1,208,000

House

X

Unit

Suburb Bentleigh East

Period - From 01/07/2017

to

30/09/2017

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	55 Blamey St BENTLEIGH EAST 3165	\$1,330,000	23/09/2017
2	24 Hill St BENTLEIGH EAST 3165	\$1,316,000	17/06/2017
3	24 Celia St BENTLEIGH EAST 3165	\$1,300,000	30/10/2017

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.~~

**Rooms:****Property Type:** House**Land Size:** 753.831 sqm approx**Agent Comments****Indicative Selling Price**

\$1,275,000 - \$1,400,000

Median House Price

September quarter 2017: \$1,208,000

Comparable Properties

**55 Blamey St BENTLEIGH EAST 3165 (REI)****Agent Comments****Price:** \$1,330,000**Method:** Auction Sale**Date:** 23/09/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 715 sqm approx**24 Hill St BENTLEIGH EAST 3165 (REI/VG)****Agent Comments****Price:** \$1,316,000**Method:** Auction Sale**Date:** 17/06/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 636 sqm approx**24 Celia St BENTLEIGH EAST 3165 (REI)****Agent Comments****Price:** \$1,300,000**Method:** Private Sale**Date:** 30/10/2017**Rooms:** 6**Property Type:** House