

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 144 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,250,025 House X Unit Suburb Bentleigh East

Period - From 01/04/2017 to 31/03/2018 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	18 Keswick St BENTLEIGH EAST 3165	\$1,395,000	02/06/2018
2	273 east boundary Rd BENTLEIGH EAST 3165	\$1,375,000	08/03/2018
3	48 Tambet St BENTLEIGH EAST 3165	\$1,307,000	21/03/2018

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.



3 1 3

Rooms:
Property Type: House
Land Size: 580 sqm approx
Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending March 2018: \$1,250,025

Comparable Properties



18 Keswick St BENTLEIGH EAST 3165 (REI) **Agent Comments**

4 2 3

Price: \$1,395,000
Method: Auction Sale
Date: 02/06/2018
Rooms: -
Property Type: House (Res)



273 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

3 1 2

Price: \$1,375,000
Method: Private Sale
Date: 08/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 591 sqm approx



48 Tambet St BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

4 1 1

Price: \$1,307,000
Method: Sold Before Auction
Date: 21/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 594 sqm approx