

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	144 East Boundary Road, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,250,025	Hou	ıse X	Unit			Suburb	Bentleigh East
Period - From	01/04/2017	to	31/03/2018		Source	REIV		

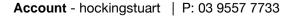
Comparable property sales (*Delete A or B below as applicable)

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.







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hockingstuart





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)





Price: \$1,395,000 **Method:** Auction Sale **Date:** 02/06/2018

Rooms: -

Property Type: House (Res)



273 east boundary Rd BENTLEIGH EAST 3165 Agent Comments

(REI/VG)

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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

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Price: \$1,307,000

Method: Sold Before Auction

Date: 21/03/2018

Rooms: -

Property Type: House (Res) **Land Size:** 594 sqm approx

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Agent Comments