

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

11 North Avenue, Bentleigh Vic 3204

Indicative selling price

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

Single price \$1,450,000

Median sale price

Median price \$1,510,000

House

X

Unit

Suburb Bentleigh

Period - From 01/01/2017

to

31/12/2017

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	4 Hutchinson St BENTLEIGH 3204	\$1,400,000	10/02/2018
2	12 Geel St BENTLEIGH 3204	\$1,400,000	20/11/2017
3	14 Gilmour Rd BENTLEIGH 3204	\$1,320,000	28/10/2017

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: 5

Property Type:

Land Size: 665 sqm approx

Agent Comments

Comparable Properties



4 Hutchinson St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,400,000

Method: Auction Sale

Date: 10/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 693 sqm approx



12 Geel St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 20/11/2017

Rooms: 6

Property Type: House



14 Gilmour Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,320,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 613 sqm approx