

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 19 Denver Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,295,000

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	11 Greenview Ct BENTLEIGH EAST 3165	\$1,340,000	05/05/2018
2	69 Blamey St BENTLEIGH EAST 3165	\$1,320,000	05/03/2018
3	15 Millis Av BENTLEIGH EAST 3165	\$1,250,000	27/02/2018

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.



5 2 2

Rooms: 7

Property Type: House (Res)

Land Size: 684 sqm approx

Agent Comments

Comparable Properties



11 Greenview Ct BENTLEIGH EAST 3165 (REI) Agent Comments

4 2 4

Price: \$1,340,000

Method: Auction Sale

Date: 05/05/2018

Rooms: 7

Property Type: House (Res)

Land Size: 589 sqm approx



69 Blamey St BENTLEIGH EAST 3165 (REI) Agent Comments

4 2 2

Price: \$1,320,000

Method: Private Sale

Date: 05/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 762 sqm approx



15 Millis Av BENTLEIGH EAST 3165 (REI) Agent Comments

4 2 2

Price: \$1,250,000

Method: Private Sale

Date: 27/02/2018

Rooms: 7

Property Type: House (Res)

Land Size: 665 sqm approx