

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

2 Osborne Avenue, Bentleigh Vic 3204

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$830,000

House

Unit

X

Suburb

Bentleigh

Period - From 01/04/2017

to

30/06/2017

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	1/21 Charlton St BENTLEIGH 3204	\$1,280,000	25/02/2017
2	63a London St BENTLEIGH 3204	\$1,250,000	08/04/2017
3	77b Fromer St BENTLEIGH 3204	\$1,235,000	18/03/2017

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.~~



3 3.5 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 307 sqm approx

Agent Comments

Classical inspiration and unrivalled quality defines this beautiful 3 bedroom 3.5 bathroom luxury residence. In the McKinnon Secondary College zone

Comparable Properties



1/21 Charlton St BENTLEIGH 3204 (VG)

Agent Comments

3 - -

Price: \$1,280,000

Method: Sale

Date: 25/02/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



63a London St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 3 2

Price: \$1,250,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 293 sqm approx



77b Fromer St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,235,000

Method: Auction Sale

Date: 18/03/2017

Rooms: -

Property Type: Townhouse (Single)