

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	15 Rudyard Street, 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	\$950,000	&	\$1,045,000
---------------	-----------	---	-------------

Median sale price

Median price	\$1,208,000	Hou	ise X	Unit		Suburb	Bentleigh East
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

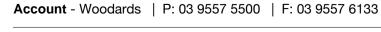
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	13 Cormick St BENTLEIGH EAST 3165	\$1,050,000	19/02/2018
2	33 Pasadena Cr BENTLEIGH EAST 3165	\$1,006,000	24/06/2017
3	3 Nina Ct BENTLEIGH EAST 3165	\$980,000	09/09/2017

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.

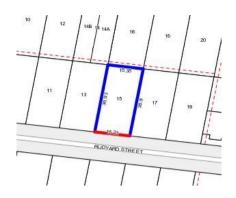






Generated: 20/02/2018 10:46







Agent Comments

Indicative Selling Price \$950.000 - \$1.045.000 **Median House Price** September guarter 2017: \$1,208,000

Comparable Properties



13 Cormick St BENTLEIGH EAST 3165

6 □ 1

Price: \$1.050.000 Method: Private Sale Date: 19/02/2018

Rooms: -

Property Type: House (Res)

Agent Comments

Agent Comments



33 Pasadena Cr BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,006,000 Method: Private Sale Date: 24/06/2017

Rooms: -

Property Type: House (Res)

3 Nina Ct BENTLEIGH EAST 3165 (REI)

— 3





Price: \$980,000 Method: Auction Sale Date: 09/09/2017 Rooms: 4

Property Type: House (Res) Land Size: 586 sqm approx





Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133

Generated: 20/02/2018 10:46