

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

15 Rudyard Street, Bentleigh East Vic 3165

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

Range between \$950,000 & \$1,045,000

Median sale priceMedian price \$1,208,000 House ☒ 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.

	Address 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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
September quarter 2017: \$1,208,000

Comparable Properties



13 Cormick St BENTLEIGH EAST 3165

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 19/02/2018
Rooms: -
Property Type: House (Res)



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)

Agent Comments



Price: \$980,000
Method: Auction Sale
Date: 09/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 586 sqm approx