

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/11 Riddle Street Bentleigh VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,000

*House

*Unit

X

Suburb

Bentleigh

Period-from

01 May 2018

to

30 Apr 2019

Source

Corelogic

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

35B Paschal Street Bentleigh VIC 3204	\$1,105,000	19-Nov-18
14A Fairbank Road Bentleigh VIC 3204	\$1,228,000	06-Apr-19
57A Mawby Road Bentleigh East VIC 3165	\$1,245,000	02-Mar-19

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.~~

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35B Paschal Street Bentleigh VIC 3204

 3  2  1

Sold Price

\$1,105,000

Sold Date

19-Nov-18

Distance

0.81km



14A Fairbank Road Bentleigh VIC 3204

 3  2  2

Sold Price

\$1,228,000^{UN}

Sold Date

06-Apr-19

Distance

1.09km



57A Mawby Road Bentleigh East VIC 3165

 3  3  2

Sold Price

\$1,245,000

Sold Date

02-Mar-19

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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