

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

16 Niki Court, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,075,000

Median sale price

Median price \$1,069,500

House

Unit

X

Suburb Bentleigh East

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	2/16 Veronica St BENTLEIGH EAST 3165	\$1,155,000	03/05/2017
2	51 Brosnan Rd BENTLEIGH EAST 3165	\$1,135,000	12/07/2017
3	1/33 Brady Rd BENTLEIGH EAST 3165	\$1,084,000	29/04/2017

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 2 2

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 350 sqm approx

Agent Comments

Comparable Properties



2/16 Veronica St BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 3 2

Price: \$1,155,000

Method: Private Sale

Date: 03/05/2017

Rooms: 6

Property Type: Townhouse (Res)



51 Brosnan Rd BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

5 2 2

Price: \$1,135,000

Method: Private Sale

Date: 12/07/2017

Rooms: -

Property Type: Townhouse (Single)

Land Size: 585 sqm approx



1/33 Brady Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 2 2

Price: \$1,084,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 4

Property Type: Townhouse (Res)