

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

3C Manuka Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$999,000

Median sale price

Median price \$1,165,000

House

X

Unit

Suburb

Bentleigh East

Period - From 01/01/2018

to

31/12/2018

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	4/7-9 Cleek Av OAKLEIGH SOUTH 3167	\$970,000	22/01/2019
2	26a Yaralla Rd BENTLEIGH EAST 3165	\$1,000,000	06/12/2018
3	15b Foley PI BENTLEIGH EAST 3165	\$1,075,000	19/01/2019

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.



 4  2  2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$999,000

Median House Price
Year ending December 2018: \$1,165,000

Comparable Properties



4/7-9 Cleek Av OAKLEIGH SOUTH 3167 (REI) **Agent Comments**

 4  3  2

Price: \$970,000
Method: Private Sale
Date: 22/01/2019
Rooms: -
Property Type: Townhouse (Single)



26a Yaralla Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

 3  3  1

Price: \$1,000,000
Method: Private Sale
Date: 06/12/2018
Rooms: -
Property Type: Townhouse (Single)



15b Foley PI BENTLEIGH EAST 3165 (REI) **Agent Comments**

 3  2  2

Price: \$1,075,000
Method: Private Sale
Date: 19/01/2019
Rooms: -
Property Type: Townhouse (Single)