

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

2/34 Scotts Street, Bentleigh Vic 3204

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

Range between \$730,000 & \$790,000

Median sale price

Median price \$1,112,500 House Unit X Suburb Bentleigh

Period - From 01/10/2017 to 31/12/2017 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	2/11 Lawson St BENTLEIGH 3204	\$818,000	09/09/2017
2	3/2 Tucker Rd BENTLEIGH 3204	\$760,000	09/12/2017
3	5/20a Riddle St BENTLEIGH 3204	\$655,500	09/10/2017

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.



 2  - 

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$730,000 - \$790,000

Median Unit Price

December quarter 2017: \$1,112,500

Comparable Properties



2/11 Lawson St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$818,000

Method: Auction Sale

Date: 09/09/2017

Rooms: -

Property Type: Unit



3/2 Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

 2  1  2

Price: \$760,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: Unit



5/20a Riddle St BENTLEIGH 3204 (REI)

Agent Comments

 2  1  1

Price: \$655,500

Method: Private Sale

Date: 09/10/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)