

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

36 Adrian Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$640,000

&

\$700,000

Median sale price

Median price \$1,071,000

House

Unit

X

Suburb

Bentleigh East

Period - From 01/07/2017

to

30/06/2018

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	39a Chesterville Dr BENTLEIGH EAST 3165	\$735,000	29/03/2018
2	3/30 Tucker Rd BENTLEIGH 3204	\$685,000	07/07/2018
3	1a Normdale Rd BENTLEIGH EAST 3165	\$680,000	30/06/2018

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  1  2

Comparable Properties



39a Chesterville Dr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 2  1  1

Price: \$735,000

Method: Private Sale

Date: 29/03/2018

Rooms: -

Property Type: House (Res)



3/30 Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

 2  1  1

Price: \$685,000

Method: Auction Sale

Date: 07/07/2018

Rooms: 5

Property Type: Unit



1a Normdale Rd BENTLEIGH EAST 3165 (REI) Agent Comments

 2  1  1

Price: \$680,000

Method: Auction Sale

Date: 30/06/2018

Rooms: 4

Property Type: Unit