

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

2/64 East Boundary Road, Bentleigh East Vic 3165

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

Single price \$995,000

Median sale priceMedian price \$1,086,250 House Unit ☒ Suburb Bentleigh East

Period - From 01/04/2018 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	1/212 Wickham Rd HIGHETT 3190	\$970,000	20/05/2018
2	1/53 Hill St BENTLEIGH EAST 3165	\$961,000	22/09/2018
3	2/14 Bruthen St MOORABBIN 3189	\$955,000	05/05/2018

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.



 4  2  2

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 258 sqm approx

Agent Comments

Note has room for up to 4 cars on the property.

Indicative Selling Price

\$995,000

Median Unit Price

June quarter 2018: \$1,086,250

Comparable Properties



1/212 Wickham Rd HIGHETT 3190 (REI/VG)

Agent Comments

 4  2  1

Price: \$970,000

Method: Private Sale

Date: 20/05/2018

Rooms: 9

Property Type: Townhouse (Res)



1/53 Hill St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  2

Price: \$961,000

Method: Auction Sale

Date: 22/09/2018

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 277 sqm approx



2/14 Bruthen St MOORABBIN 3189 (REI/VG)

Agent Comments

 3  2  2

Price: \$955,000

Method: Auction Sale

Date: 05/05/2018

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 270 sqm approx