

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

6a Rudyard Street, Bentleigh East Vic 3165

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

Range between \$820,000

&

\$900,000

Median sale price

Median price \$945,500

House

Unit

X

Suburb

Bentleigh East

Period - From 01/07/2018

to

30/09/2018

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	1/55 Victor Rd BENTLEIGH EAST 3165	\$890,000	11/09/2018
2	2/64 Brooks St BENTLEIGH EAST 3165	\$881,000	18/09/2018
3	2/76 Blamey St BENTLEIGH EAST 3165	\$835,000	15/12/2018

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.



 3  2 

Rooms:

Property Type: Townhouse (Res)

Land Size: 346 sqm approx

Agent Comments

Indicative Selling Price

\$820,000 - \$900,000

Median Unit Price

September quarter 2018: \$945,500

Comparable Properties



1/55 Victor Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  2

Price: \$890,000

Method: Private Sale

Date: 11/09/2018

Rooms: -

Property Type: Unit



2/64 Brooks St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  1  2

Price: \$881,000

Method: Private Sale

Date: 18/09/2018

Rooms: -

Property Type: Unit



2/76 Blamey St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  1

Price: \$835,000

Method: Auction Sale

Date: 15/12/2018

Rooms: -

Property Type: Townhouse (Res)