

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	6a Rudyard Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$820,000	&	\$900,000
		1	i

Median sale price

Median price	\$945,500	Hou	se	Unit	Х		Suburb	Bentleigh East
Period - From	01/07/2018	to	30/09/2018		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

Α* 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.

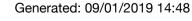
Address of comparable property **Price** Date of sale 1 1/55 Victor Rd BENTLEIGH EAST 3165 \$890,000 11/09/2018 2 2/64 Brooks St BENTLEIGH EAST 3165 \$881,000 18/09/2018 3 2/76 Blamey St BENTLEIGH EAST 3165 \$835,000 15/12/2018

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.





















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)







Price: \$890.000 Method: Private Sale Date: 11/09/2018

Rooms: -

Property Type: Unit

Agent Comments



2/64 Brooks St BENTLEIGH EAST 3165

(REI/VG)







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Price: \$881,000 Method: Private Sale Date: 18/09/2018

Rooms: -

Property Type: Unit

Agent Comments

Agent Comments



2/76 Blamey St BENTLEIGH EAST 3165 (REI)

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Price: \$835,000 Method: Auction Sale Date: 15/12/2018

Rooms: -

Property Type: Townhouse (Res)

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133





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