

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
 Including suburb and postcode
 9 Vera Street Bentleigh East VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price or range between \$990,000 & \$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$1,191,000 *House X *Unit Suburb Bentleigh East
 Period-from 01 Jun 2018 to 31 May 2019 Source Corelogic

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 6 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
9 Claronga Street Bentleigh East VIC 3165	\$990,500	30-Mar-19
24 Bristol Street Bentleigh East VIC 3165	\$952,000	19-Mar-19
40 Brooks Street Bentleigh East VIC 3165	\$1,140,000	06-Apr-19

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 6 months.~~

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**9 Claronga Street Bentleigh East
VIC 3165**

 3  1  2

Sold Price

\$990,500

Sold Date

30-Mar-19

Distance

0.18km



**24 Bristol Street Bentleigh East VIC
3165**

 4  1  4

Sold Price

\$952,000

Sold Date

19-Mar-19

Distance

0.77km



**40 Brooks Street Bentleigh East
VIC 3165**

 5  3  2

Sold Price

\$1,140,000

Sold Date

06-Apr-19

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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