

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

24 Bristol Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$940,000

&

\$980,000

Median sale price

Median price \$1,040,000

House

X

Unit

Suburb Bentleigh East

Period - From 01/10/2018

to

31/12/2018

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	10 Dover St BENTLEIGH EAST 3165	\$1,025,000	12/12/2018
2	11 Argyle St BENTLEIGH EAST 3165	\$980,000	17/12/2018
3	9 Millard St BENTLEIGH EAST 3165	\$952,000	16/11/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$940,000 - \$980,000

Median House Price

December quarter 2018: \$1,040,000

Comparable Properties



10 Dover St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,025,000
Method: Private Sale
Date: 12/12/2018
Rooms: -
Property Type: House



11 Argyle St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$980,000
Method: Sold After Auction
Date: 17/12/2018
Rooms: -
Property Type: House
Land Size: 610 sqm approx



9 Millard St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$952,000
Method: Private Sale
Date: 16/11/2018
Rooms: -
Property Type: House
Land Size: 560 sqm approx