

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

3 Roma Street, Bentleigh Vic 3204

Indicative selling price

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

Price

\$1,365,000

Median sale price

Median price

\$1,537,000

House

X

Unit

Suburb

Bentleigh

Period - From

01/10/2017

to

31/12/2017

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 Auckland St BENTLEIGH 3204	\$1,405,000	24/01/2018
2	12 Geel St BENTLEIGH 3204	\$1,400,000	20/11/2017
3	65 London St BENTLEIGH 3204	\$1,362,000	30/10/2017

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 Roma Street, Bentleigh Vic 3204

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Price

\$1,365,000

Median House Price

December quarter 2017: \$1,537,000



 4  2  2

Rooms: 6

Property Type: House

Land Size: 587 sqm approx

Agent Comments

Comparable Properties



1 Auckland St BENTLEIGH 3204 (REI)

Agent Comments

 3  1  2

Price: \$1,405,000

Method: Private Sale

Date: 24/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 585 sqm approx



12 Geel St BENTLEIGH 3204 (REI)

Agent Comments

 3  1  4

Price: \$1,400,000

Method: Private Sale

Date: 20/11/2017

Rooms: 6

Property Type: House



65 London St BENTLEIGH 3204 (REI)

Agent Comments

 3  1  2

Price: \$1,362,000

Method: Private Sale

Date: 30/10/2017

Rooms: -

Property Type: House (Res)