

### 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

is 1/1 Bleazby Street, Bentleigh Vic 3204 d e

#### Indicative selling price

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

Range between	\$750,000	&	\$820,000
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#### Median sale price

Median price	\$1,002,500	Hou	ISE	Unit	Х	Suburb	Bentleigh
Period - From	01/01/2018	to	31/03/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	4/14-16 Lillimur Rd ORMOND 3204	\$820,000	09/02/2018
2	6/12-14 Adam St BENTLEIGH 3204	\$802,000	28/04/2018
3	3/27 Nicholson St BENTLEIGH 3204	\$767,500	12/05/2018

#### 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.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## WE DELIVER ... Biggin Scott

Suzie Farrell 0428 379 908 sfarrell@bigginscott.com.au





Rooms: Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$750,000 - \$820,000 Median Unit Price March quarter 2018: \$1,002,500

## **Comparable Properties**



4/14-16 Lillimur Rd ORMOND 3204 (REI/VG)



Price: \$820,000 Method: Private Sale Date: 09/02/2018 Rooms: 3 Property Type: Townhouse (Res)

6/12-14 Adam St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$802,000 Method: Auction Sale Date: 28/04/2018 Rooms: -Property Type: Unit

**----** 3



3/27 Nicholson St BENTLEIGH 3204 (REI)

**1** 1



NTLEIGH 3204 (REI) Agent Con

Agent Comments

Agent Comments

Method: Auction Sale Date: 12/05/2018 Rooms: -Property Type: Unit

Price: \$767,500

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