

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	1/1 Bleazby Street, Bentleigh Vic 3204
---	--

Indicative selling price

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

Range between	\$750,000	&	\$820,000
---------------	-----------	---	-----------

Median sale price

Median price	\$1,002,500	House		Unit	X	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.

	Address 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.



2 2 1

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)

Agent Comments

2 2 2

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

3 1 1

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



3/27 Nicholson St BENTLEIGH 3204 (REI)

Agent Comments

2 2 1

Price: \$767,500
Method: Auction Sale
Date: 12/05/2018
Rooms: -
Property Type: Unit