

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

4b Pleasance Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,140,000

&

\$1,250,000

Median sale price

Median price \$1,112,500

House

Unit

X

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	6b Riddle St BENTLEIGH 3204	\$1,287,500	01/02/2018
2	21 Clairmont Av BENTLEIGH 3204	\$1,251,000	24/03/2018
3	1/26 Loranne St BENTLEIGH 3204	\$1,186,000	24/03/2018

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.



 3  2  2

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 337 sqm approx

Agent Comments

3 Bedroom plus Study.

Indicative Selling Price

\$1,140,000 - \$1,250,000

Median Unit Price

December quarter 2017: \$1,112,500

Comparable Properties



6b Riddle St BENTLEIGH 3204 (REI)

Agent Comments

 4  2  2

Price: \$1,287,500

Method: Private Sale

Date: 01/02/2018

Rooms: 6

Property Type: Townhouse (Single)

21 Clairmont Av BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,251,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House (Res)

1/26 Loranne St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  1

Price: \$1,186,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 328 sqm approx