

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

22a Mcarthur Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

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	32a Brian St BENTLEIGH EAST 3165	\$1,440,000	03/03/2018
2	42b Railway Cr BENTLEIGH 3204	\$1,405,000	03/03/2018
3	9b Durban St BENTLEIGH 3204	\$1,378,000	29/01/2018

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

Comparable Properties



32a Brian St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,440,000

Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: Townhouse (Res)



42b Railway Cr BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,405,000

Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: Townhouse (Res)



9b Durban St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,378,000

Method: Private Sale

Date: 29/01/2018

Rooms: -

Property Type: Townhouse (Res)