

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	5 Almurta Road, Bentleigh East Vic 3165
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000

#### Median sale price

Median price	\$1,243,000	Hou	ise X	Unit		Suburb	Bentleigh East
Period - From	01/07/2017	to	30/06/2018		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

	and the companies of the control of		
1	10 Chesterville Dr BENTLEIGH EAST 3165	\$1,018,000	18/08/2018
2	11 Normanby Rd BENTLEIGH EAST 3165	\$1,055,000	08/09/2018
3	12 Gowrie St BENTLEIGH EAST 3165	\$1,090,000	18/08/2018

#### 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.

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Price

Date of sale

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Rooms:

Property Type: House Land Size: 622 approx. sqm

approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending June 2018: \$1,243,000

## Comparable Properties



10 Chesterville Dr BENTLEIGH EAST 3165

(REI)

**=** 3

**—** 2

**€** 2

**Price:** \$1,018,000 **Method:** Auction Sale **Date:** 18/08/2018

Rooms: -

Property Type: House (Res) Land Size: 615 sqm approx

Agent Comments



11 Normanby Rd BENTLEIGH EAST 3165 (REI) Agent Comments

**-**





**Price:** \$1,055,000 **Method:** Auction Sale **Date:** 08/09/2018

Rooms: -

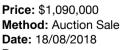
Property Type: House (Res) Land Size: 602 sqm approx







**Agent Comments** 



Rooms: -

**Property Type:** House (Res) **Land Size:** 585 sqm approx

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