

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

5 Almurta Road, Bentleigh East Vic 3165

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

House

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	Price	Date of sale
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.



3 1 4

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)

Agent Comments

3 2 2

Price: \$1,018,000

Method: Auction Sale

Date: 18/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 615 sqm approx



11 Normanby Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 1 2

Price: \$1,055,000

Method: Auction Sale

Date: 08/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 602 sqm approx



12 Gowrie St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 1

Price: \$1,090,000

Method: Auction Sale

Date: 18/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 585 sqm approx