

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

12 Neil Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$970,000

&

\$1,067,000

Median sale price

Median price \$1,300,000

House

X

Unit

Suburb Bentleigh East

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	3 Samuel Ct BENTLEIGH EAST 3165	\$1,180,000	03/03/2018
2	13 Cormick St BENTLEIGH EAST 3165	\$1,052,000	19/02/2018
3	15 Rudyard St BENTLEIGH EAST 3165	\$1,015,000	03/03/2018

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.



Rooms:
Property Type: Land
Land Size: 594 sqm approx
Agent Comments

Indicative Selling Price
 \$970,000 - \$1,067,000
Median House Price
 December quarter 2017: \$1,300,000

Comparable Properties



3 Samuel Ct BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,180,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: House (Res)



13 Cormick St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,052,000
Method: Private Sale
Date: 19/02/2018
Rooms: 5
Property Type: House (Res)



15 Rudyard St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,015,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 5
Property Type: House (Res)