

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

1/25 Uonga Road, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$850,000

&

\$935,000

Median sale price

Median price

\$915,000

House

Unit

X

Suburb

Bentleigh

Period - From

01/07/2017

to

30/09/2017

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	2 Porter Rd BENTLEIGH 3204	\$930,000	03/06/2017
2	1/9 Molong Av HIGHETT 3190	\$893,000	14/10/2017
3	1a Benina St BENTLEIGH EAST 3165	\$860,000	22/07/2017

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.

1/25 Uonga Road, Benthleigh Vic 3204



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median Unit Price
September quarter 2017: \$915,000

Comparable Properties



2 Porter Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$930,000
Method: Auction Sale
Date: 03/06/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 400 sqm approx



1/9 Molong Av HIGHETT 3190 (REI)

Agent Comments



Price: \$893,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 316 sqm approx



1a Benina St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$860,000
Method: Auction Sale
Date: 22/07/2017
Rooms: 3
Property Type: Unit
Land Size: 230 sqm approx