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 Un	iit X	Suburb Bentleigh			
Period - From	01/07/2017 t	o 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.

Ado	dress 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

1/25 Uonga Road, Bentleigh 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)



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

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1/9 Molong Av HIGHETT 3190 (REI)



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)



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

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Agent Comments

Agent Comments

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