

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

17 Riddle Street, Bentleigh Vic 3204

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,292,000

House

X

Unit

Suburb Bentleigh

Period - From 01/10/2018

to

31/12/2018

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	17 Pollina St BENTLEIGH EAST 3165	\$1,345,000	17/11/2018
2	19 Jeffrey St BENTLEIGH 3204	\$1,319,000	08/11/2018
3	33 Phillip St BENTLEIGH 3204	\$1,265,000	03/12/2018

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.



 5  3  2

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

December quarter 2018: \$1,292,000

Comparable Properties



17 Pollina St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  2

Price: \$1,345,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 579 sqm approx



19 Jeffrey St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,319,000

Method: Private Sale

Date: 08/11/2018

Rooms: -

Property Type: House



33 Phillip St BENTLEIGH 3204 (REI)

Agent Comments

 4  1  1

Price: \$1,265,000

Method: Private Sale

Date: 03/12/2018

Rooms: -

Property Type: House

Land Size: 602 sqm approx