

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

307/16 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Single price \$699,000

Median sale price

Median price \$1,440,500

House

X

Unit

Suburb Bentleigh

Period - From 01/04/2017

to

30/06/2017

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	1,3,4,10/32 Mavho St BENTLEIGH 3204	\$778,000	28/04/2017
2	4/32 Mavho St BENTLEIGH 3204	\$746,000	20/05/2017
3	G.06/29 Prince Edward Av MCKINNON 3204	\$695,000	30/05/2017

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.



Rooms: 4
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$699,000
Median House Price
June quarter 2017: \$1,440,500

2 Bedroom and 2 Bathroom Brand New.

Comparable Properties



1,3,4,10/32 Mavho St BENTLEIGH 3204 (REI) Agent Comments



Price: \$778,000
Method: Private Sale
Date: 28/04/2017
Rooms: -
Property Type: Apartment

4/32 Mavho St BENTLEIGH 3204 (REI/VG) Agent Comments



Price: \$746,000
Method: Auction Sale
Date: 20/05/2017
Rooms: 3
Property Type: Apartment

G.06/29 Prince Edward Av MCKINNON 3204 (REI) Agent Comments



Price: \$695,000
Method: Private Sale
Date: 30/05/2017
Rooms: -
Property Type: Apartment