

Vicki Pollard 03 9557 5500 0439 655 727 vpollard@woodards.com.au

#### 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

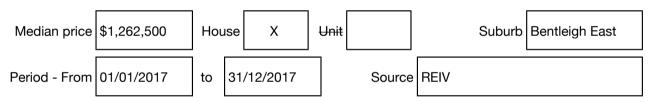
44 East Boundary Road, Bentleigh East Vic 3165

#### Indicative selling price

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

 Range between
 \$1,050,000
 &
 \$1,150,000

#### Median sale price



#### 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	9 Hill St BENTLEIGH EAST 3165	\$1,181,000	28/10/2017
2	63 Denver St BENTLEIGH EAST 3165	\$1,175,000	03/12/2017
3	110 East Boundary Rd BENTLEIGH EAST 3165	\$1,125,000	16/10/2017

#### 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.

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Rooms: Property Type: House (Res) Land Size: 670 sqm approx Agent Comments

63 Denver St BENTLEIGH EAST 3165 (REI)

**x)** 5

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**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median House Price** Year ending December 2017: \$1,262,500

### **Comparable Properties**



Price: \$1,181,000 Method: Auction Sale Date: 28/10/2017 Rooms: -Property Type: House (Res) Land Size: 635 sqm approx

1

Agent Comments

Agent Comments



Price: \$1,175,000 Method: Auction Sale Date: 03/12/2017 Rooms: -Property Type: House (Res) Land Size: 646 sqm approx

4



110 East Boundary Rd BENTLEIGH EAST 3165 Agent Comments (REI)



Price: \$1,125,000 Method: Private Sale Date: 16/10/2017 Rooms: 6 Property Type: House

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