

## 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](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$1,262,500 House X Unit Suburb Bentleigh East

Period - From 01/01/2017 to 31/12/2017 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	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.



 4  1  4

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 670 sqm approx

**Agent Comments**

## Comparable Properties



**9 Hill St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

 4  1  2

**Price:** \$1,181,000

**Method:** Auction Sale

**Date:** 28/10/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 635 sqm approx



**63 Denver St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

 4  2  5

**Price:** \$1,175,000

**Method:** Auction Sale

**Date:** 03/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 646 sqm approx



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

 3  1  1

**Price:** \$1,125,000

**Method:** Private Sale

**Date:** 16/10/2017

**Rooms:** 6

**Property Type:** House