





Rooms:

Property Type: House **Land Size:** 644 sqm Agent Comments

Indicative Selling Price \$900,000 - \$990,000 Median House Price March quarter 2017: \$1,270,000

Comparable Properties



14 Bossington St OAKLEIGH SOUTH 3167 (REI/VG)

(KE# 70)





Price: \$981,000 Method: Auction Sale Date: 03/12/2016

Rooms: -

Property Type: House (Res) **Land Size:** 646 sqm

Agent Comments

Agent Comments

Agent Comments



9 Sumersett Av OAKLEIGH SOUTH 3167

(REI/VG)







Price: \$980,000 Method: Auction Sale Date: 10/12/2016

Rooms: -

Property Type: House (Res) Land Size: 618 sqm











Method: Sold Before Auction

Date: 13/05/2017

Rooms: 4

Property Type: House (Res) Land Size: 600 sqm

Account - Vic Prop





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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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	749 Warrigal Road, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$900,000	&	\$990,000
Range between	\$900,000	&	\$990,000

Median sale price

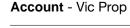
Median price	\$1,270,000	Н	ouse X	Sul	burb	Bentleigh East	
Period - From	01/01/2017	to	31/03/2017	Source	REIV	,	

Comparable property sales

Address of samparable preparty

These are the three properties sold within two kilometres of the property for sale in the last 6 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
14 Bossington St OAKLEIGH SOUTH 3167	\$981,000	03/12/2016
9 Sumersett Av OAKLEIGH SOUTH 3167	\$980,000	10/12/2016
1084 North Rd BENTLEIGH EAST 3165		13/05/2017







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Data of sale

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