



4   
 1   
 1

**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)**

**Agent Comments**

3   
 1   
 2

**Price:** \$981,000  
**Method:** Auction Sale  
**Date:** 03/12/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 646 sqm



**9 Sumersett Av OAKLEIGH SOUTH 3167 (REI/VG)**

**Agent Comments**

4   
 2   
 2

**Price:** \$980,000  
**Method:** Auction Sale  
**Date:** 10/12/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 618 sqm



**1084 North Rd BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3   
 1   
 2

**Price:**  
**Method:** Sold Before Auction  
**Date:** 13/05/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 600 sqm

## 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

749 Warrigal 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 \$900,000

&amp;

\$990,000

**Median sale price**

Median price \$1,270,000

House

X

Suburb Bentleigh East

Period - From 01/01/2017

to

31/03/2017

Source REIV

**Comparable property sales**

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