

oflamm@hodgescaulfield.com.au

Oren Flamm 9533 0999 0407 750 438

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

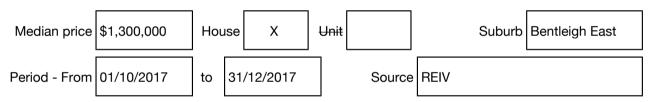
s 69 Blamey Street, Bentleigh East Vic 3165 d e

## Indicative selling price

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

 Range between
 \$1,210,000
 &
 \$1,331,000

#### 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                              | 55 Blamey St BENTLEIGH EAST 3165    | \$1,330,000 | 23/09/2017   |
| 2                              | 72 Blamey St BENTLEIGH EAST 3165    | \$1,260,000 | 23/01/2018   |
| 3                              | 19 Greendale Rd BENTLEIGH EAST 3165 | \$1,260,000 | 02/12/2017   |

#### 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.

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900

propertydata

#### Generated: 05/02/2018 11:13

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.







Rooms: Property Type: House (Res) Land Size: 760 sqm approx Agent Comments Oren Flamm 9533 0999 0407 750 438 oflamm@hodgescaulfield.com.au

Indicative Selling Price \$1,210,000 - \$1,331,000 Median House Price December quarter 2017: \$1,300,000

# **Comparable Properties**



55 Blamey St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,330,000 Method: Auction Sale Date: 23/09/2017 Rooms: 4 Property Type: House (Res) Land Size: 715 sqm approx



72 Blamey St BENTLEIGH EAST 3165 (REI)



Price: \$1,260,000 Method: Private Sale Date: 23/01/2018 Rooms: -Property Type: House



19 Greendale Rd BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,260,000 Method: Auction Sale Date: 02/12/2017 Rooms: 5 Property Type: House (Res) Land Size: 530 sqm approx

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900

propertydata

#### Generated: 05/02/2018 11:13

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.

Agent Comments

