### 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

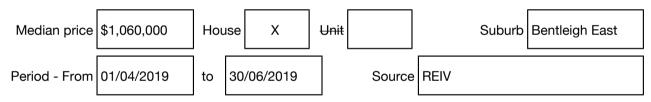
s |1 Curtin Street, Bentleigh East Vic 3165 d e

#### Indicative selling price

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

 Range between
 \$950,000
 &
 \$1,045,000

#### 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	40 Paloma St BENTLEIGH EAST 3165	\$1,030,000	23/07/2019
2	57 Marlborough St BENTLEIGH EAST 3165	\$1,017,000	06/07/2019
3	102 Marlborough St BENTLEIGH EAST 3165	\$1,010,000	11/07/2019

#### 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 - Woodards | P: 03 9557 5500 | F: 03 9557 6133

propertydata

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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.





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 640 sqm approx Agent Comments Indicative Selling Price \$950,000 - \$1,045,000 Median House Price June quarter 2019: \$1,060,000

## **Comparable Properties**

40 Paloma St BENTLEIGH EAST 3165 (REI) 3 1 3 3 1 3 3 3 3 3 4 5 3 3 3 3 4 5 3 3 4 5 3 5 3	Agent Comments
57 Marlborough St BENTLEIGH EAST 3165 (REI) Price: \$1,017,000 Method: Auction Sale Date: 06/07/2019 Rooms: - Property Type: House (Res) Land Size: 585 sqm approx	Agent Comments
102 Marlborough St BENTLEIGH EAST 3165 (REI) 3 1 1 1 1 Price: \$1,010,000 Method: Sold Before Auction Date: 11/07/2019 Rooms: - Property Type: House (Res)	Agent Comments

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