

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

1 Curtin Street, Bentleigh East Vic 3165

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

Median price \$1,060,000

House

X

Unit

Suburb Bentleigh East

Period - From 01/04/2019

to

30/06/2019

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	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.



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)

Agent Comments



Price: \$1,030,000

Method: Sold Before Auction

Date: 23/07/2019

Rooms: -

Property Type: House

Land Size: 653 sqm approx



57 Marlborough St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,017,000

Method: Auction Sale

Date: 06/07/2019

Rooms: -

Property Type: House (Res)

Land Size: 585 sqm approx



102 Marlborough St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,010,000

Method: Sold Before Auction

Date: 11/07/2019

Rooms: -

Property Type: House (Res)