

## 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

13 Mcguinness 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 \$1,045,000

&

\$1,149,500

#### Median sale price

Median price \$1,261,117

House

X

Unit

Suburb Bentleigh East

Period - From 01/04/2017

to

30/06/2017

Source REIV

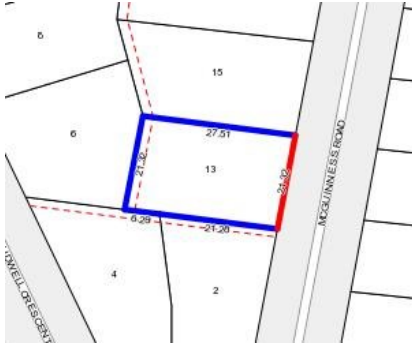
#### Comparable property sales (\*Delete A or B below as applicable)

**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	4 Normdale Rd BENTLEIGH EAST 3165	\$1,140,000	02/09/2017
2	15 Boynton St BENTLEIGH EAST 3165	\$1,120,000	23/09/2017
3	6 Martin Ct BENTLEIGH EAST 3165	\$1,075,000	16/09/2017

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.~~



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,045,000 - \$1,149,500  
**Median House Price**  
June quarter 2017: \$1,261,117

## Comparable Properties



**4 Normdale Rd BENTLEIGH EAST 3165 (REI)** **Agent Comments**



**Price:** \$1,140,000  
**Method:** Auction Sale  
**Date:** 02/09/2017  
**Rooms:** -  
**Property Type:** House (Res)



**15 Boynton St BENTLEIGH EAST 3165 (REI)** **Agent Comments**



**Price:** \$1,120,000  
**Method:** Auction Sale  
**Date:** 23/09/2017  
**Rooms:** 5  
**Property Type:** House (Res)



**6 Martin Ct BENTLEIGH EAST 3165 (REI)** **Agent Comments**



**Price:** \$1,075,000  
**Method:** Auction Sale  
**Date:** 16/09/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 586 sqm approx