### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

#### Property offered for sale

Address	27 Greendale Road, Bentleigh East Vic 3165
Including suburb and	·
postcode	

#### Indicative selling price

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

Range between \$1,120,000 & \$1,170,000	Range between	\$1,120,000	&	\$1,170,000
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#### Median sale price

Median price	\$1,070,500	Pro	perty Type H	louse		Suburb	Bentleigh East
Period - From	01/07/2018	to	30/06/2019	s	ource	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

,	and the companion property		Date of care
1	14 Opal Ct BENTLEIGH EAST 3165	\$1,141,666	18/06/2019
2	18 Wolai Av BENTLEIGH EAST 3165	\$1,140,000	02/06/2019
3	14 Pasadena Cr BENTLEIGH EAST 3165	\$1,052,000	29/06/2019

#### 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.

This Statement of Information was prepared on:	07/10/2019 13:48



Date of sale











Property Type: House (Res) **Agent Comments** 

**Indicative Selling Price** \$1,120,000 - \$1,170,000 **Median House Price** Year ending June 2019: \$1,070,500

# Comparable Properties



14 Opal Ct BENTLEIGH EAST 3165 (REI/VG)





**Agent Comments** 

Price: \$1,141,666 Method: Private Sale Date: 18/06/2019

Rooms: 7

Property Type: House Land Size: 539 sqm approx



18 Wolai Av BENTLEIGH EAST 3165 (REI)





Price: \$1,140,000 Method: Private Sale Date: 02/06/2019 Rooms: 5

Property Type: Townhouse (Res)

Land Size: 305 sqm approx



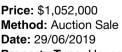
14 Pasadena Cr BENTLEIGH EAST 3165 (REI/VG)











Property Type: House (Res) Land Size: 554 sqm approx

Agent Comments



