

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

27 Greendale Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,120,000

&

\$1,170,000

Median sale price

Median price \$1,070,500

Property Type House

Suburb Bentleigh East

Period - From 01/07/2018

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	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



4 2 4

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

4 2 3

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)

Agent Comments

4 3 2

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)

Agent Comments

4 2 4

Price: \$1,052,000

Method: Auction Sale

Date: 29/06/2019

Property Type: House (Res)

Land Size: 554 sqm approx