

## 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

23 Robert Street, Bentleigh Vic 3204

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&amp;

\$1,300,000

**Median sale price**

Median price \$1,517,500

House

X

Unit

Suburb Bentleigh

Period - From 01/04/2018

to

30/06/2018

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	79 North Av BENTLEIGH 3204	\$1,300,000	21/06/2018
2	2 Swindon Gr MCKINNON 3204	\$1,260,000	06/07/2018
3	16 Sandra Gr BENTLEIGH 3204	\$1,210,000	24/03/2018

**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.



 3  2  3

## Comparable Properties



### 79 North Av BENTLEIGH 3204 (REI)

Agent Comments

 4  2  2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 21/06/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 602 sqm approx



### 2 Swindon Gr MCKINNON 3204 (REI)

Agent Comments

 3  1  2

**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 06/07/2018

**Rooms:** -

**Property Type:** House



### 16 Sandra Gr BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  2  1

**Price:** \$1,210,000

**Method:** Auction Sale

**Date:** 24/03/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 583 sqm approx