

Vicki Pollard 03 9557 5500 0439 655 727 vpollard@woodards.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	23 Robert Street, Bentleigh Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000

Median sale price

Median price	\$1,517,500	Ηοι	ıse 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.

Add	dress 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.

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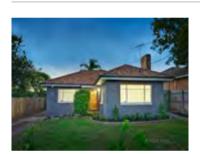
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Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** June quarter 2018: \$1,517,500



Comparable Properties



79 North Av BENTLEIGH 3204 (REI)

6 2

Price: \$1,300,000 Method: Private Sale Date: 21/06/2018

Rooms: -

Property Type: House Land Size: 602 sqm approx **Agent Comments**



2 Swindon Gr MCKINNON 3204 (REI)

-3



Price: \$1,260,000 Method: Private Sale Date: 06/07/2018

Rooms: -

Property Type: House

Agent Comments



16 Sandra Gr BENTLEIGH 3204 (REI/VG)

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

Agent Comments

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