

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

44b Vasey Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,200,000

&

\$1,250,000

Median sale price

Median price

\$1,010,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/07/2019

to

30/09/2019

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	18b Mervin St BENTLEIGH EAST 3165	\$1,300,000	19/07/2019
2	14a Vasey St BENTLEIGH EAST 3165	\$1,296,000	03/08/2019
3	34b Lesden St BENTLEIGH EAST 3165	\$1,260,000	24/09/2019

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:

12/11/2019 16:17



4 3 2

Property Type: Townhouse

Land Size: 375 sqm approx

Agent Comments

Spectacular new 4 bedroom + study 3 bathroom abode featuring up to 3 exquisite living zones (or study), downstairs guest bedroom (BIRs & luxe semi ensuite), Miele stone kitchen (butler's pantry), covered deck in an expansive rear garden & an auto garage (auto gate).

Comparable Properties



18b Mervin St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,300,000

Method: Private Sale

Date: 19/07/2019

Property Type: Townhouse (Res)

Land Size: 360 sqm approx



14a Vasey St BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

4 3 1

Price: \$1,296,000

Method: Auction Sale

Date: 03/08/2019

Property Type: Townhouse (Res)

Land Size: 360 sqm approx



34b Lesden St BENTLEIGH EAST 3165 (REI) **Agent Comments**

4 3 2

Price: \$1,260,000

Method: Private Sale

Date: 24/09/2019

Property Type: Townhouse (Single)