

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	
·	

Indicative selling price

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

\$1,300,000

Median sale price

Median price	\$1,402,000	Hou	ise X	Unit		Suburb	Bentleigh
Period - From	01/01/2019	to	31/03/2019		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	4 Theresa Street, Bentleigh, Vic 3204, Australia	\$1,275,000	25/02/2019
2	33 Phillip St BENTLEIGH 3204	\$1,265,000	03/12/2018
3	9 Rosina St BENTLEIGH 3204	\$1,251,000	13/03/2019

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.

Account - hockingstuart | P: 03 9557 7733

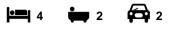




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hockingstuart





Rooms:

Property Type: House

Land Size: 672.82 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** March guarter 2019: \$1,402,000

Comparable Properties

4 Theresa Street, Bentleigh, Vic 3204,

Australia (REI)





Price: \$1,275,000

Method:

Date: 25/02/2019

Rooms: -

Property Type: House

Agent Comments



33 Phillip St BENTLEIGH 3204 (REI/VG)





Price: \$1,265,000 Method: Private Sale Date: 03/12/2018

Rooms: -

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









Price: \$1,251,000

Method: Sold Before Auction

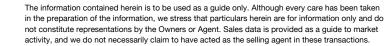
Date: 13/03/2019

Rooms: 6

Property Type: House (Res) Land Size: 655 sqm approx

Agent Comments

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