

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

7 Vunabere Avenue, Bentleigh Vic 3204

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 \$1,402,000

House

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.



4 2 2

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 quarter 2019: \$1,402,000

Comparable Properties

4 Theresa Street, Bentleigh, Vic 3204, Australia (REI)

Agent Comments

4 2 2

Price: \$1,275,000

Method:

Date: 25/02/2019

Rooms: -

Property Type: House



33 Phillip St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 1 1

Price: \$1,265,000

Method: Private Sale

Date: 03/12/2018

Rooms: -

Property Type: House

Land Size: 602 sqm approx



9 Rosina St BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,251,000

Method: Sold Before Auction

Date: 13/03/2019

Rooms: 6

Property Type: House (Res)

Land Size: 655 sqm approx