

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

18 York Street, Bentleigh East Vic 3165

Indicative selling price

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

Price

\$1,320,000

Median sale price

Median price \$1,300,000

House

X

Unit

Suburb Bentleigh East

Period - From 01/10/2017

to

31/12/2017

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	23 Milford St BENTLEIGH EAST 3165	\$1,430,000	09/12/2017
2	25 Stockdale Av BENTLEIGH EAST 3165	\$1,350,000	28/10/2017
3	3 Stratford Av BENTLEIGH EAST 3165	\$1,325,000	10/11/2017

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  - 

Price \$1,320,000

Median House Price

December quarter 2017: \$1,300,000

Rooms:

Property Type: House

Land Size: 668 sqm approx

Agent Comments

prime corner allotment, provides a great deal of future flexibility

Comparable Properties



23 Milford St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  4

Price: \$1,430,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 5

Property Type: House (Res)

Land Size: 760 sqm approx



25 Stockdale Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  1  4

Price: \$1,350,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 617 sqm approx

3 Stratford Av BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  2

Price: \$1,325,000

Method: Private Sale

Date: 10/11/2017

Rooms: -

Property Type: House