

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	4 Balmoral Avenue, Bentleigh Vic 3204
Including suburb and	-
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,610,000	Hou	se X	Unit		Suburb	Bentleigh
Period - From	01/07/2017	to	30/09/2017		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.

Add	dress of comparable property	Price	Date of sale
1	672 North Rd ORMOND 3204	\$1,103,000	31/08/2017
2	36 Draper St ORMOND 3204	\$1,075,000	18/11/2017
3	1/25 Patterson Rd BENTLEIGH 3204	\$1,033,000	19/08/2017

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.





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Rooms:

Property Type: House (Res) Land Size: 294 sqm approx

Agent Comments

Indicative Selling Price \$1,030,000 **Median House Price** September quarter 2017: \$1,610,000

not many true comparables in Mckinnon Secondary College Zone

Comparable Properties



672 North Rd ORMOND 3204 (REI)







Price: \$1,103,000

Method: Sold Before Auction

Date: 31/08/2017

Rooms: 5

Property Type: House (Res) Land Size: 402 sqm approx **Agent Comments**



36 Draper St ORMOND 3204 (REI)

--- 2







Price: \$1,075,000 Method: Auction Sale Date: 18/11/2017

Rooms: -

Property Type: House (Res)

Agent Comments



1/25 Patterson Rd BENTLEIGH 3204 (REI/VG)

— 3

Date: 19/08/2017





Price: \$1,033,000 Method: Auction Sale

Rooms: 5

Property Type: House (Res) Land Size: 350 sqm approx

Agent Comments

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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