

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

4/13 Godfrey Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$780,000

&

\$858,000

Median sale price

Median price \$880,000

House

Unit

X

Suburb

Bentleigh

Period - From 01/10/2017

to

30/09/2018

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	4/3 Mcarthur St BENTLEIGH 3204	\$863,000	09/09/2018
2	2/8 Fairbank Rd BENTLEIGH 3204	\$800,000	23/06/2018
3	2c Phillip st BENTLEIGH 3204	\$785,000	20/10/2018

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.



 2  1  1

Comparable Properties



4/3 Mcarthur St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  2

Price: \$863,000

Method: Sold After Auction

Date: 09/09/2018

Rooms: 4

Property Type: Unit

Land Size: 300 sqm approx



2/8 Fairbank Rd BENTLEIGH 3204 (REI)

Agent Comments

 2  2  1

Price: \$800,000

Method: Auction Sale

Date: 23/06/2018

Rooms: 4

Property Type: Unit



2c Phillip st BENTLEIGH 3204 (REI)

Agent Comments

 2  2  1

Price: \$785,000

Method: Sold Before Auction

Date: 20/10/2018

Rooms: -

Property Type: Apartment