

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

3/15 Bent Street, Bentleigh Vic 3204

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$540,000

&

\$590,000

Median sale price

Median price \$773,000

House

Unit

X

Suburb

Bentleigh

Period - From 01/07/2018

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	105/144 Mckinnon Rd MCKINNON 3204	\$595,000	20/05/2018
2	201/3-5 Faulkner St BENTLEIGH 3204	\$590,000	22/06/2018
3	207/79-83 Mitchell St BENTLEIGH 3204	\$585,000	22/05/2018

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.

Vicki Pollard

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Indicative Selling Price

\$540,000 - \$590,000

Median Unit Price

September quarter 2018: \$773,000


 2
  2
  1

Comparable Properties


105/144 Mckinnon Rd MCKINNON 3204 (REI/VG)

Agent Comments

 2
  1
  1
Price: \$595,000**Method:** Sold After Auction**Date:** 20/05/2018**Rooms:** -**Property Type:** Apartment
201/3-5 Faulkner St BENTLEIGH 3204 (VG)

Agent Comments

 2
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Price: \$590,000**Method:** Sale**Date:** 22/06/2018**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)**Land Size:** 1520 sqm approx
207/79-83 Mitchell St BENTLEIGH 3204 (VG)

Agent Comments

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Price: \$585,000**Method:** Sale**Date:** 22/05/2018**Rooms:** -**Property Type:** Strata Unit/Flat