

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 4b Fraser Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,218,750 House Unit Suburb Bentleigh East

Period - From 01/04/2018 to 30/06/2018 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	20a Durban St BENTLEIGH 3204	\$1,287,000	26/03/2018
2	105a Mackie Rd BENTLEIGH EAST 3165	\$1,282,000	03/03/2018
3	79b Brady Rd BENTLEIGH EAST 3165	\$1,205,000	01/09/2018

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.



4 3 2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
June quarter 2018: \$1,218,750

Comparable Properties



20a Durban St BENTLEIGH 3204 (REI)

Agent Comments

4 2 1

Price: \$1,287,000
Method: Private Sale
Date: 26/03/2018
Rooms: -
Property Type: Townhouse (Res)



105a Mackie Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,282,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: Townhouse (Res)



79b Brady Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 3

Price: \$1,205,000
Method: Auction Sale
Date: 01/09/2018
Rooms: -
Property Type: Townhouse (Res)