

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	1/107 East Boundary Rd BENTLEIGH EAST 3165	\$770,000	06/03/2018
2	1/987 Centre Rd BENTLEIGH EAST 3165	\$760,000	02/03/2018
3	36a Clay St MOORABBIN 3189	\$742,500	03/03/2018

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.

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Indicative Selling Price
\$780,000

Median Unit Price
March quarter 2018: \$1,165,000



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Rooms:
Property Type: Townhouse
(Single)
Land Size: 235.561 sqm approx
Agent Comments

Comparable Properties



1/107 East Boundary Rd BENTLEIGH EAST 3165 (VG) **Agent Comments**

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Price: \$770,000
Method: Sale
Date: 06/03/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1/987 Centre Rd BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

 3  2  -

Price: \$760,000
Method: Private Sale
Date: 02/03/2018
Rooms: 4
Property Type: House
Land Size: 299 sqm approx



36a Clay St MOORABBIN 3189 (REI) **Agent Comments**

 3  2  1

Price: \$742,500
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 184 sqm approx