

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

14 Greenview Court, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,199,000

Median sale price

Median price \$1,243,000

House

X

Unit

Suburb

Bentleigh East

Period - From 01/07/2017

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	31 Franklin St MOORABBIN 3189	\$1,235,500	23/06/2018
2	11 Bradford St BENTLEIGH EAST 3165	\$1,227,500	21/04/2018
3	91 Wingate St BENTLEIGH EAST 3165	\$1,182,500	04/07/2018

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.



Rooms:

Property Type: House (Res)

Land Size: 586 sqm approx

Agent Comments

Renovated 3 bed 2 bath classic with potential to extend or subdivide in the future (STCA) on a 586sqm approx, corner featuring north facing living & dining, a stunning stone kitchen, an enormous rear garden, large workshop & auto gate to parking. Walk to East Bentleigh PS.

Comparable Properties



31 Franklin St MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,235,500

Method: Auction Sale

Date: 23/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 603 sqm approx



11 Bradford St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,227,500

Method: Auction Sale

Date: 21/04/2018

Rooms: 7

Property Type: House (Res)

Land Size: 598 sqm approx



91 Wingate St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,182,500

Method: Private Sale

Date: 04/07/2018

Rooms: -

Property Type: House

Land Size: 750 sqm approx