

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 15A Delhi Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,440,500 House X Unit Suburb Bentleigh

Period - From 01/04/2017 to 30/06/2017 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	12b Chalmers St MCKINNON 3204	\$1,517,000	11/02/2017
2	7a Chalmers St MCKINNON 3204	\$1,510,000	22/02/2017
3	33a Campbell St BENTLEIGH 3204	\$1,508,000	13/04/2017

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:** Townhouse

Agent Comments

A New Benchmark in High End Class Infusing luxurious lifestyle living with architectural finesse, this awe-inspiring new 3 bedroom 2 bathroom sensation takes luxury to another level. Eye-opening, this sublime temptation showcases a stone study nook, 3 superb living zones (real flame fire, atrium), black/white stone kitchen (Bosch appliances), beautiful bathrooms (ensuite) & a stylish north facing deck in landscaped gardens (BBQ, fire-pit & bench seats). Absolute class, this quality home boasts ducted heating, evap cooling, security & auto garage. Stroll to schools, sports grounds, Halley Park, Centre Rd eateries & train.

Comparable Properties

**12b Chalmers St MCKINNON 3204 (REI/VG)**

Agent Comments

**Price:** \$1,517,000**Method:** Auction Sale**Date:** 11/02/2017**Rooms:** 7**Property Type:** Townhouse (Res)**Land Size:** 326 sqm approx**7a Chalmers St MCKINNON 3204 (REI/VG)**

Agent Comments

**Price:** \$1,510,000**Method:** Sold Before Auction**Date:** 22/02/2017**Rooms:** 7**Property Type:** House (Res)**33a Campbell St BENTLEIGH 3204 (REI)**

Agent Comments

**Price:** \$1,508,000**Method:** Private Sale**Date:** 13/04/2017**Rooms:** 7**Property Type:** Townhouse (Res)**Land Size:** 378 sqm approx