

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

Range between &

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	51 Tudor St BENTLEIGH EAST 3165	\$830,000	05/08/2017
2	12 Hull St BENTLEIGH EAST 3165	\$825,000	06/05/2017
3	2a St Georges Av BENTLEIGH EAST 3165	\$750,000	29/06/2017

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: House (Res)
Land Size: 330 sqm approx
Agent Comments

Indicative Selling Price
\$740,000 - \$790,000
Median House Price
June quarter 2017: \$1,261,117

Stylishly renovated 2 bedroom brick home with European Oak floorboards, expansive living & dining, savvy stone kitchen (Smeg stove), R/C air cond, a private deck & LU garage. Footsteps to parks, bus, childcare & GESAC.

Comparable Properties



51 Tudor St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$830,000
Method: Auction Sale
Date: 05/08/2017
Rooms: -
Property Type: House (Res)



12 Hull St BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$825,000
Method: Sale
Date: 06/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 363 sqm approx



2a St Georges Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 29/06/2017
Rooms: -
Property Type: Townhouse (Res)