

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	7 Daley St BENTLEIGH 3204	\$1,340,000	11/06/2018
2	11 Greenview Ct BENTLEIGH EAST 3165	\$1,340,000	05/05/2018
3	5 Rae St BENTLEIGH EAST 3165	\$1,335,000	10/05/2018

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: 2

Property Type: House

Land Size: 810 sqm approx

Agent Comments

This spectacular single level paradise of 4 bedroom 2 bathroom entertaining is open and airy with views of the heated pool, featuring 3 flowing living areas, the ultimate kitchen (Smeg stove), elevated deck, a 1 bed unit and auto gates to a double carport. Near Tucker Rd PS.

This spectacular single level paradise of 4 bedroom 2 bathroom family entertaining is open and airy with views of the tropical solar heated pool in the front garden, featuring 3 flowing living areas, the ultimate entertainer's kitchen (Smeg stove), elevated deck, a 1 bed unit and auto gates to a high span double carport. Near Tucker Road PS, Holmesglen College and cafes.

Comparable Properties



7 Daley St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,340,000

Method: Private Sale

Date: 11/06/2018

Rooms: -

Property Type: House



11 Greenview Ct BENTLEIGH EAST 3165 (REI) **Agent Comments**



Price: \$1,340,000

Method: Auction Sale

Date: 05/05/2018

Rooms: 7

Property Type: House (Res)

Land Size: 589 sqm approx



5 Rae St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,335,000

Method: Sold Before Auction

Date: 10/05/2018

Rooms: -

Property Type: House (Res)