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

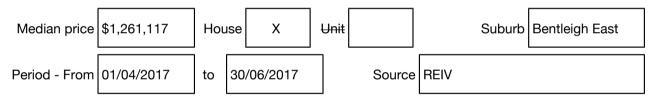
9 Hill Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,320,000

Median sale price



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	63 Barrington St BENTLEIGH EAST 3165	\$1,372,500	26/08/2017
2	24 Hill St BENTLEIGH EAST 3165	\$1,316,000	17/06/2017
3	31 Beddoe Av BENTLEIGH EAST 3165	\$1,261,000	20/05/2017

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.

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



woodards





Rooms: Property Type: House (Res) Land Size: 625 sqm approx Agent Comments Vicki Pollard 03 9557 5500 0439 655 727 vpollard@woodards.com.au

Indicative Selling Price \$1,320,000 Median House Price June quarter 2017: \$1,261,117

Comparable Properties



63 Barrington St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,372,500 Method: Auction Sale Date: 26/08/2017 Rooms: -Property Type: House (Res)



24 Hill St BENTLEIGH EAST 3165 (REI)



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Price: \$1,316,000 Method: Auction Sale Date: 17/06/2017 Rooms: 4 Property Type: House (Res) Land Size: 636 sqm approx

31 Beddoe Av BENTLEIGH EAST 3165 (REI/VG)



Price: \$1,261,000 Method: Auction Sale Date: 20/05/2017 Rooms: 5 Property Type: House (Res) Land Size: 585 sqm approx Agent Comments

Agent Comments

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