

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

Single price

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	20 Abbin Av BENTLEIGH EAST 3165	\$1,450,000	01/06/2017
2	52 Paloma St BENTLEIGH EAST 3165	\$1,429,000	22/06/2017
3	125 Bignell Rd BENTLEIGH EAST 3165	\$1,410,000	24/06/2017

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: 585 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,395,000
Median House Price
 June quarter 2017: \$1,261,117

Infusing luxurious lifestyle living with architectural finesse, this awe-inspiring new 3 bedroom 2 bathroom sensation takes luxury to another level. Eye-opening from start to finish, this sublime temptation showcases a stone study nook, 3 sensational living zones (real flame fire, atrium), black/white stone kitchen (Bosch appliances), beautiful bathrooms (ensuite) and a stylish north facing deck in landscaped gardens with BBQ, fire-pit & bench seating. Absolute class, this quality home boasts stained Oak floorboards, ducted heating, evap cooling, an alarm, video intercom, cable .

Comparable Properties



20 Abbin Av BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,450,000
Method: Sold Before Auction
Date: 01/06/2017
Rooms: -
Property Type: House (Res)



52 Paloma St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,429,000
Method: Private Sale
Date: 22/06/2017
Rooms: 6
Property Type: House (Res)



125 Bignell Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,410,000
Method: Auction Sale
Date: 24/06/2017
Rooms: -
Property Type: House (Res)