

### 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

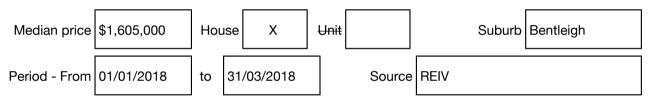
8 Mclean Avenue, Bentleigh Vic 3204

#### Indicative selling price

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

Single price \$1,650,000

#### 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	41 Godfrey St BENTLEIGH 3204	\$1,670,000	24/03/2018
2	45 Huntley Rd BENTLEIGH 3204	\$1,650,000	17/02/2018
3	14 Higgins Rd BENTLEIGH 3204	\$1,590,000	28/02/2018

#### 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.

#### Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604

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#### Generated: 14/05/2018 12:28

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.



nickrenna@jelliscraig.com.au

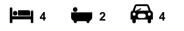
**Indicative Selling Price** 

**Median House Price** 

Nick Renna 9596 4500 0411 551 190

\$1,650,000





Rooms: Property Type: House (Res) Land Size: 557 sqm approx

Agent Comments

 e: House (Res)
 March quarter 2018: \$1,605,000

 57 sqm approx
 nents

 e level 4 bed 2 bath family home in lush garden beauty, featuring

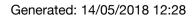
Striking single level 4 bed 2 bath family home in lush garden beauty, featuring expansive entertaining, impressive stone kitchen (Asko dishwasher), a covered deck & double carport via an auto gate. Walk to Allnutt Park.

## **Comparable Properties**

	41 Godfrey St BENTLEIGH 3204 (REI) → 3 → 2 → 2 Price: \$1,670,000 Method: Auction Sale Date: 24/03/2018 Rooms: - Property Type: House (Res) Land Size: 634 sqm approx	Agent Comments
	45 Huntley Rd BENTLEIGH 3204 (REI) 4 1 2 Price: \$1,650,000 Method: Auction Sale Date: 17/02/2018 Rooms: 6 Property Type: House (Res) Land Size: 729 sqm approx	Agent Comments
buston	14 Higgins Rd BENTLEIGH 3204 (REI/VG) 14 J 2 2 2 Price: \$1,590,000 Method: Private Sale Date: 28/02/2018 Rooms: - Property Type: House (Res) Land Size: 627 sqm approx	Agent Comments

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