

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

Median price \$1,605,000

House

X

Unit

Suburb Bentleigh

Period - From 01/01/2018

to 31/03/2018

Source REIV

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.



Rooms:

Property Type: House (Res)

Land Size: 557 sqm approx

Agent Comments

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 Allnut Park.

Comparable Properties



41 Godfrey St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,670,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 634 sqm approx



45 Huntley Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,650,000

Method: Auction Sale

Date: 17/02/2018

Rooms: 6

Property Type: House (Res)

Land Size: 729 sqm approx



14 Higgins Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,590,000

Method: Private Sale

Date: 28/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 627 sqm approx