TG NEWTON & CO





Rooms: 1 Property Type: Unit Agent Comments

Indicative Selling Price \$585,000 **Median Unit Price** Year ending March 2017: \$731,000

Comparable Properties





2/16 Argyle St BENTLEIGH EAST 3165 (REI)



Price: \$535,000 Method: Sold Before Auction Date: 27/04/2017 Rooms: 3 Property Type: Unit

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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.



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

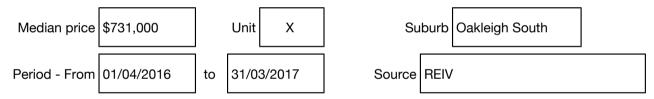
Address Including suburb and postcode 1/312 Warrigal Road, Oakleigh South Vic 3167

Indicative selling price

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

Single price \$585,000

Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/677 Warrigal Rd BENTLEIGH EAST 3165	\$650,000	24/12/2016
3/9 Argyle St BENTLEIGH EAST 3165	\$560,000	29/03/2017
2/16 Argyle St BENTLEIGH EAST 3165	\$535,000	27/04/2017

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