

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](http://consumer.vic.gov.au/underquoting)

Range between  &

**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	23 Hill St BENTLEIGH EAST 3165	\$1,232,500	20/09/2017
2	16 Clifton St BENTLEIGH EAST 3165	\$1,216,000	02/09/2017
3	6 Wolai Av BENTLEIGH EAST 3165	\$1,190,000	30/08/2017

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.



4   2   2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 631.392 sqm approx

**Indicative Selling Price**  
 \$1,150,000 - \$1,265,000  
**Median House Price**  
 June quarter 2017: \$1,261,117

**Agent Comments**

Stylishly renovated 4 bedroom 2 bathroom single level home with a relaxed family feel, featuring polished boards, plantation shutters, stunning stone kitchen (900mm appliances & Asko dishwasher), fabulous living & dining, north facing family room, ducted heating, evaporative cooling & a generous covered alfresco deck in landscaped gardens with shed. In the Coatesville PS zone, a heartbeat to Mackie Rd Reserve, bus & shops.

## Comparable Properties



**23 Hill St BENTLEIGH EAST 3165 (REI)**

[Agent Comments](#)

3   1   4

**Price:** \$1,232,500  
**Method:** Sold Before Auction  
**Date:** 20/09/2017  
**Rooms:** 6  
**Property Type:** House



**16 Clifton St BENTLEIGH EAST 3165 (REI)**

[Agent Comments](#)

4   1   2

**Price:** \$1,216,000  
**Method:** Auction Sale  
**Date:** 02/09/2017  
**Rooms:** -  
**Property Type:** House (Res)



**6 Wolai Av BENTLEIGH EAST 3165 (REI)**

[Agent Comments](#)

4   1   3

**Price:** \$1,190,000  
**Method:** Private Sale  
**Date:** 30/08/2017  
**Rooms:** -  
**Property Type:** House