

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

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	52 Celia St BENTLEIGH EAST 3165	\$1,520,000	19/05/2018
2	32a Brian St BENTLEIGH EAST 3165	\$1,440,000	03/03/2018
3	8a Wamba Rd BENTLEIGH EAST 3165	\$1,435,000	28/04/2018

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:** Townhouse (Res)

Agent Comments

imposing and impressive, these superb new 4 bedroom 3.5 bathroom street front stunners epitomises today's family lifestyle with cutting edge style. Each with living areas upstairs and down and pergola-shaded decking in landscaped gardens. Setting the standard in design with a Smeg appliance kitchen,

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median Unit Price

Year ending June 2018: \$1,071,000

Comparable Properties

**52 Celia St BENTLEIGH EAST 3165 (REI)**

Agent Comments

**Price:** \$1,520,000**Method:** Auction Sale**Date:** 19/05/2018**Rooms:** 6**Property Type:** Townhouse (Res)**Land Size:** 415 sqm approx**32a Brian St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

**Price:** \$1,440,000**Method:** Auction Sale**Date:** 03/03/2018**Rooms:** -**Property Type:** Townhouse (Res)**8a Wamba Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

**Price:** \$1,435,000**Method:** Auction Sale**Date:** 28/04/2018**Rooms:** -**Property Type:** Townhouse (Res)**Land Size:** 333 sqm approx