



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,320,000
Median House Price
 June quarter 2017: \$1,440,500

Comparable Properties



16b Marquis Rd BENTLEIGH 3204 (VG)

Agent Comments



Price: \$1,305,000
Method: Sale
Date: 30/01/2017
Rooms: -
Property Type: House - Attached House N.E.C.
Land Size: 393 sqm approx



18b Marquis Rd BENTLEIGH 3204 (VG)

Agent Comments



Price: \$1,300,000
Method: Sale
Date: 21/03/2017
Rooms: -
Property Type: Strata Unit/Townhouse - Conjoined



77b Fromer St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,235,000
Method: Auction Sale
Date: 18/03/2017
Rooms: -
Property Type: Townhouse (Single)

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

1a Marquis Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,440,500

House X

Suburb Bentleigh

Period - From 01/04/2017

to 30/06/2017

Source REIV

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
16b Marquis Rd BENTLEIGH 3204	\$1,305,000	30/01/2017
18b Marquis Rd BENTLEIGH 3204	\$1,300,000	21/03/2017
77b Fromer St BENTLEIGH 3204	\$1,235,000	18/03/2017