

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

Single price

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	114 Brewer Rd BENTLEIGH 3204	\$1,380,000	18/02/2017
2	127 Tucker Rd BENTLEIGH 3204	\$1,372,000	12/05/2017
3	126a Jasper Rd BENTLEIGH 3204	\$1,350,000	23/04/2017

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.



 3  2  2

Rooms:
Property Type: Townhouse (Res)
Land Size: 698 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,349,000
Median House Price
June quarter 2017: \$1,440,500

Comparable Properties

114 Brewer Rd BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)

 4  2  1

Price: \$1,380,000
Method: Auction Sale
Date: 18/02/2017
Rooms: -
Property Type: House (Res)



127 Tucker Rd BENTLEIGH 3204 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,372,000
Method: Private Sale
Date: 12/05/2017
Rooms: 6
Property Type: Townhouse (Res)



126a Jasper Rd BENTLEIGH 3204 (VG)

[Agent Comments](#)

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Price: \$1,350,000
Method: Sale
Date: 23/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 345 sqm approx