

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

14b Millard Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,086,250

House

Unit

X

Suburb

Bentleigh East

Period - From

01/04/2018

to

30/06/2018

Source

REIV

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	10a Kurrajong St BENTLEIGH EAST 3165	\$1,200,000	07/07/2018
2	2a Millis Av BENTLEIGH EAST 3165	\$1,181,000	02/07/2018
3	54a Mackie Rd BENTLEIGH EAST 3165	\$1,120,000	05/04/2018

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.



3 2 2

Rooms:
Property Type: Townhouse (Res)

Agent Comments

Dressed to impress, this new 3 bed + study 2.5 bath street front residence enjoys a stylish sitting area, Miele stone kitchen (butler's pantry), sensational living & dining, landscaped gardens & auto garage. Near Centenary Park.

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

June quarter 2018: \$1,086,250

Comparable Properties



10a Kurrajong St BENTLEIGH EAST 3165 (REI) Agent Comments

3 2 2

Price: \$1,200,000
Method: Auction Sale
Date: 07/07/2018
Rooms: 5
Property Type: Townhouse (Res)



2a Millis Av BENTLEIGH EAST 3165 (REI) Agent Comments

3 3 2

Price: \$1,181,000
Method: Private Sale
Date: 02/07/2018
Rooms: -
Property Type: Townhouse (Single)



54a Mackie Rd BENTLEIGH EAST 3165 (REI/VG) Agent Comments

4 3 1

Price: \$1,120,000
Method: Private Sale
Date: 05/04/2018
Rooms: 6
Property Type: Townhouse (Res)