

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	7 Highview Road, Bentleigh East Vic 3165
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Indicative selling price

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

Single price

Median sale price

Median price	<input type="text" value="\$1,261,117"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Bentleigh East"/>
Period - From	<input type="text" value="01/04/2017"/>	to	<input type="text" value="30/06/2017"/>	Source	<input type="text" value="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		
2		
3		

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: House (Res)

Agent Comments

First time in 45 years, this beautifully maintained 6 bed 3 bath home is big on living & family promise, with living area (gas & fire), sun filled kitchen (W1 pantry), secure north facing rear garden & LU garage. Walk to Chesterville Road shops.

Comparable Properties



6 Elswill St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,351,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 650 sqm approx



29 Royena Rd MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,333,000

Method: Auction Sale

Date: 19/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 553 sqm approx

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. The agents indicative selling range is \$1,250,000 to \$1,350,000.