

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	9a Bewdley Street, Bentleigh Vic 3204
---	---------------------------------------

Indicative selling price

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

Range between	\$1,600,000	&	\$1,750,000
---------------	-------------	---	-------------

Median sale price

Median price	\$1,440,500	House	X	Unit		Suburb	Bentleigh
Period - From	01/04/2017	to	30/06/2017	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		
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.



 4  3  1

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price
June quarter 2017: \$1,440,500

Striking sophistication comes to the fore in this spectacular new 4 bedroom 3.5 bathroom new residence with its Smeg stone kitchen (butler's pantry), 2 entertaining zones, stylish deck & auto garage. McKinnon Sec College zone.

Comparable Properties



15a Wild Cherry Rd ORMOND 3204 (REI)

Agent Comments

 4  2  1

Price: \$1,618,000
Method: Auction Sale
Date: 01/07/2017
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 400 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.