

## 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 2 Curtin Street, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,830,000

#### Median sale price

Median price \$1,243,000 House X Unit Suburb Bentleigh East

Period - From 01/07/2017 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	69 Lahona Av BENTLEIGH EAST 3165	\$1,860,000	29/05/2018
2	3 Filbert St BENTLEIGH EAST 3165	\$1,800,000	12/05/2018
3	19 Katrina Av MURRUMBEENA 3163	\$1,755,000	07/04/2018

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.



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**Rooms:****Property Type:** House (Res)**Land Size:** 805 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,830,000

**Median House Price**

Year ending June 2018: \$1,243,000

Calm, relaxed 3-4 bed + study 2 bath contemporary haven with double auto garage, featuring an amazing main bedroom suite with outdoor bath studio, 4 living rooms (gas fire), café-style stone kitchen, BBQ deck, pool/spa, alfresco hut & sauna. Future McKinnon Sec College zone.

## Comparable Properties



**69 Lahona Av BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

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**Price:** \$1,860,000**Method:** Sold Before Auction**Date:** 29/05/2018**Rooms:** 9**Property Type:** House (Res)**Land Size:** 679 sqm approx

**3 Filbert St BENTLEIGH EAST 3165 (REI)**

Agent Comments

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**Price:** \$1,800,000**Method:** Auction Sale**Date:** 12/05/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 656 sqm approx

**19 Katrina Av MURRUMBEENA 3163 (REI)**

Agent Comments

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 2   
 4

**Price:** \$1,755,000**Method:** Auction Sale**Date:** 07/04/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 861 sqm approx