

## 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](http://consumer.vic.gov.au/underquoting)

Range between  &

#### 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	79 North Av BENTLEIGH 3204	\$1,300,000	21/06/2018
2	2 Swindon Gr MCKINNON 3204	\$1,260,000	06/07/2018
3	16 Sandra Gr BENTLEIGH 3204	\$1,210,000	24/03/2018

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.



**Rooms:**

**Property Type:** House

**Land Size:** 582 sqm approx

**Agent Comments**

Original 3 bedroom + study cream brick charmer, ready to renovate, rebuild or redevelop (STCA) on 582sqm approx. featuring north facing living & dining, retro kitchen/meals, a west-facing rear garden & carport. Walk to shops, train, schools & Halley Park.

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

June quarter 2018: \$1,517,500

Original 3 bedroom + study cream brick charmer, ready to renovate, rebuild or redevelop (STCA) on 582sqm approx. featuring north facing living & dining, retro kitchen/meals, a west-facing rear garden & carport. Walk to shops, train, schools & Halley Park.

## Comparable Properties



**79 North Av BENTLEIGH 3204 (REI)**

**Agent Comments**



**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 21/06/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 602 sqm approx



**2 Swindon Gr MCKINNON 3204 (REI)**

**Agent Comments**



**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 06/07/2018

**Rooms:** -

**Property Type:** House



**16 Sandra Gr BENTLEIGH 3204 (REI/VG)**

**Agent Comments**



**Price:** \$1,210,000

**Method:** Auction Sale

**Date:** 24/03/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 583 sqm approx