

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	16 Niki Court, Bentleigh East Vic 3165
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Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,069,500	House		Unit	X	Suburb	Bentleigh East
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	2/16 Veronica St BENTLEIGH EAST 3165	\$1,155,000	03/05/2017
2	2a Rae St BENTLEIGH EAST 3165	\$1,100,000	23/03/2017
3	1/33 Brady Rd BENTLEIGH EAST 3165	\$1,084,000	29/04/2017

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: 5
Property Type: Townhouse
Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

June quarter 2017: \$1,069,500

Comparable Properties



2/16 Veronica St BENTLEIGH EAST 3165 (REI) Agent Comments

 3  3  2

Price: \$1,155,000
Method: Private Sale
Date: 03/05/2017
Rooms: 6
Property Type: Townhouse (Res)



2a Rae St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

 4  2  2

Price: \$1,100,000
Method: Private Sale
Date: 23/03/2017
Rooms: 6
Property Type: Townhouse (Single)



1/33 Brady Rd BENTLEIGH EAST 3165 (REI) Agent Comments

 3  2  2

Price: \$1,084,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 4
Property Type: Townhouse (Res)