

## 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 4/736 Centre Road, 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)

Range between \$630,000 & \$680,000

#### 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	42 Hutchinson St BENTLEIGH 3204	\$710,000	08/04/2017
2	4/15 Baker St MOORABBIN 3189	\$670,000	25/05/2017
3	3/4 Lydia St BENTLEIGH 3204	\$640,000	27/05/2017

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.~~

4/736 Centre Road, Bentleigh East Vic 3165

Rosslyn Mastrangelo  
9591 9004  
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 2  1  2

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$630,000 - \$680,000  
**Median Unit Price**  
June quarter 2017: \$1,069,500

## Comparable Properties



**42 Hutchinson St BENTLEIGH 3204 (REI)**

**Agent Comments**

 2  1  3

**Price:** \$710,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** 3  
**Property Type:** House (Res)



**4/15 Baker St MOORABBIN 3189 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 25/05/2017  
**Rooms:** -  
**Property Type:** Unit



**3/4 Lydia St BENTLEIGH 3204 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$640,000  
**Method:** Sale  
**Date:** 27/05/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat