

#### 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	1/31 Mavho Street, Bentleigh Vic 3204
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$917,500	Hou	se	Unit	Х	Sul	burb	Bentleigh
Period - From	01/07/2017	to	30/06/2018		Source	REIV		

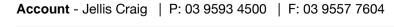
### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	1/26 Loranne St BENTLEIGH 3204	\$1,186,000	24/03/2018
2	11b Ross St BENTLEIGH 3204	\$1,175,000	15/09/2018
3	2/6 Carr St BRIGHTON EAST 3187	\$1,105,000	15/09/2018

#### 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.







Generated: 17/09/2018 15:22







Rooms:

Property Type: Townhouse (Res)

**Agent Comments** 

**Indicative Selling Price** \$1,160,000 **Median Unit Price** Year ending June 2018: \$917,500

Invitingly spacious 3 bedroom 2.5 bathroom single level residence with elegant main bedroom (WIR & ensuite), superb lounge, modern classic kitchen, north facing TV/meals area & paved courtyard and parking for 4 (double garage). Footsteps to Centre Rd shops & train.

## Comparable Properties



1/26 Loranne St BENTLEIGH 3204 (REI)

Price: \$1,186,000 Method: Auction Sale Date: 24/03/2018

Rooms: 5

Property Type: Townhouse (Res) Land Size: 328 sqm approx

**Agent Comments** 









Price: \$1,175,000 Method: Auction Sale Date: 15/09/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



2/6 Carr St BRIGHTON EAST 3187 (REI)

Price: \$1,105,000 Method: Auction Sale Date: 15/09/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





Generated: 17/09/2018 15:22