

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

1/31 Mavho Street, Bentleigh Vic 3204

Indicative selling price

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

Single price \$1,160,000

Median sale price

Median price \$917,500

House

Unit

X

Suburb

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.

	Address 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.



3
 2
 4

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)**

Agent Comments

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 1

Price: \$1,186,000**Method:** Auction Sale**Date:** 24/03/2018**Rooms:** 5**Property Type:** Townhouse (Res)**Land Size:** 328 sqm approx**11b Ross St BENTLEIGH 3204 (REI)**

Agent Comments

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 2
 2

Price: \$1,175,000**Method:** Auction Sale**Date:** 15/09/2018**Rooms:** -**Property Type:** Townhouse (Res)**2/6 Carr St BRIGHTON EAST 3187 (REI)**

Agent Comments

3
 2
 3

Price: \$1,105,000**Method:** Auction Sale**Date:** 15/09/2018**Rooms:** -**Property Type:** Townhouse (Res)