

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

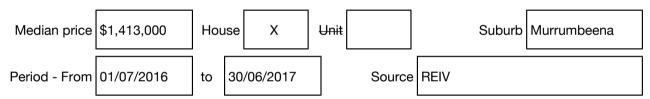
Address Including suburb and postcode

Indicative selling price

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

Range between \$1,050,000 &

Median sale price



\$1.150.000

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	29b Hallow St BENTLEIGH EAST 3165	\$1,138,000	02/09/2017
2	28 Melva St BENTLEIGH EAST 3165	\$1,130,000	26/08/2017
3	4/55 Moylan St BENTLEIGH EAST 3165	\$1,065,000	02/09/2017

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.

Account - Jellis Craig | P: 03 9573 6100 | F: 9571 1579

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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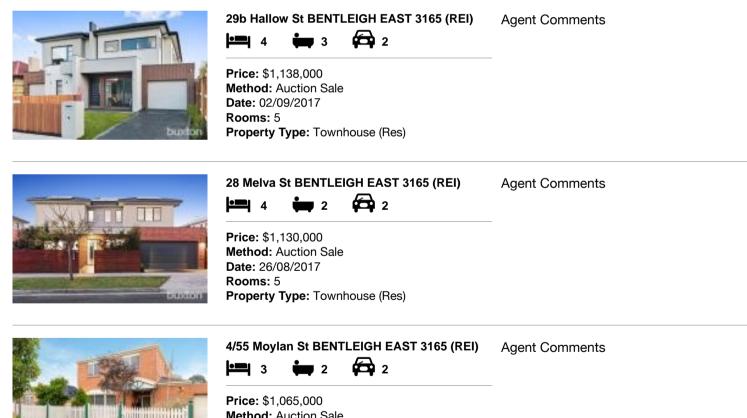




Rooms: Property Type: Land Land Size: 234 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price Year ending June 2017: \$1,413,000

The best in low maintenance living, this 4 bedroom 3 bathroom town residence has a great balance of indoor outdoor space. Quality built, this contemporary home enjoys a downstairs bedroom (semi ensuite), generous open plan living & dining opening onto an expansive covered deck in landscaped gardens; dynamic stone kitchen, large main bedroom (WIR & ensuite) & an auto garage. Quietly close to Duncan MacKinnon Reserve & schools.

Comparable Properties



Method: Auction Sale Date: 02/09/2017 Rooms: 5 Property Type: Townhouse (Res)

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