

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](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	58b Tudor St BENTLEIGH EAST 3165	\$1,315,000	24/02/2018
2	6b Forster Ct BENTLEIGH EAST 3165	\$1,280,000	17/03/2018
3	50a Latham St BENTLEIGH EAST 3165	\$1,275,000	14/04/2018

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.



4   3   2

**Rooms:**  
**Property Type:** Townhouse (Res)  
 Agent Comments

**Indicative Selling Price**  
 \$1,325,000  
**Median Unit Price**  
 Year ending June 2018: \$1,071,000

Impressive new 4 bed 3.5 bath lifestyle homes epitomize luxury, featuring 2 superb living zones, state of the art stone kitchens, sunny BBQ decks, 2 main bedrooms & either a double auto garage or 2 carports. Coatesville PS zone.

## Comparable Properties



**58b Tudor St BENTLEIGH EAST 3165 (REI/VG)**   Agent Comments

4   3   3

**Price:** \$1,315,000  
**Method:** Auction Sale  
**Date:** 24/02/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**6b Forster Ct BENTLEIGH EAST 3165 (REI/VG)**   Agent Comments

4   3   1

**Price:** \$1,280,000  
**Method:** Private Sale  
**Date:** 17/03/2018  
**Rooms:** 5  
**Property Type:** Townhouse (Single)  
**Land Size:** 320 sqm approx



**50a Latham St BENTLEIGH EAST 3165 (REI)**   Agent Comments

4   2   2

**Price:** \$1,275,000  
**Method:** Auction Sale  
**Date:** 14/04/2018  
**Rooms:** 7  
**Property Type:** Townhouse (Res)