

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	30 Abbin Avenue, Bentleigh East Vic 3165
Including suburb and	-
postcode	

Indicative selling price

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

Range between	\$1,050,000	&	\$1,100,000

Median sale price

Median price	\$1,243,000	Hou	ise X	Unit		5	Suburb	Bentleigh East
Period - From	01/07/2017	to	30/06/2018		Source	REIV		

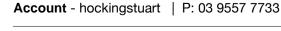
Comparable property sales (*Delete A or B below as applicable)

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 8 Hinkler Av BENTLEIGH EAST 3165 \$1,255,000 26/09/2018 2 47 Wingate St BENTLEIGH EAST 3165 \$1,140,000 03/09/2018 3 107 Brady Rd BENTLEIGH EAST 3165 \$1,100,000 16/09/2018

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.







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hockingstuart









Rooms:

Property Type: House (Res) **Land Size:** 650 sqm approx

Agent Comments

Indicative Selling Price \$1,050,000 - \$1,100,000 Median House Price Year ending June 2018: \$1,243,000

Comparable Properties



8 Hinkler Av BENTLEIGH EAST 3165 (REI)

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Agent Comments

Price: \$1,255,000 **Method:** Private Sale **Date:** 26/09/2018

Rooms: -

Property Type: House **Land Size:** 795 sqm approx



47 Wingate St BENTLEIGH EAST 3165 (REI)

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Agent Comments

Price: \$1,140,000 **Method:** Private Sale **Date:** 03/09/2018

Rooms: -

Property Type: House **Land Size:** 720 sqm approx

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107 Brady Rd BENTLEIGH EAST 3165 (REI)







Agent Comments

Price: \$1,100,000 **Method:** Auction Sale **Date:** 16/09/2018

Rooms: -

Property Type: House (Res) **Land Size:** 660 sqm approx

Account - hockingstuart | P: 03 9557 7733





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