

## 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 30 Abbin Avenue, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$1,243,000 House X Unit 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.



3   1   2

**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)**

Agent Comments

3   1   3

**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)**

Agent Comments

3   2   4

**Price:** \$1,140,000  
**Method:** Private Sale  
**Date:** 03/09/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 720 sqm approx



**107 Brady Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

4   2   2

**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 16/09/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 660 sqm approx