

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

16 Sherlowe Court, Bentleigh East Vic 3165
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Indicative selling price

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

Range between

\$1,000,000

 &

\$1,050,000

Median sale price

Median price

\$1,165,000

 Property Type

House

 Suburb

Bentleigh East

Period - From

01/07/2019

 to

30/09/2019

 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	6 Ludwell Cr BENTLEIGH EAST 3165	\$1,070,000	07/09/2019
2	957 Centre Rd BENTLEIGH EAST 3165	\$1,039,888	23/09/2019
3	25 Yarraburn Cl BENTLEIGH EAST 3165	\$1,030,000	10/10/2019

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.~~

This Statement of Information was prepared on:

30/10/2019 12:29

16 Sherlowe Court, Bentleigh East Vic 3165

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Property Type: House (Res)
Land Size: 685 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,050,000
Median House Price
September quarter 2019: \$1,165,000

Comparable Properties



6 Ludwell Cr BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,070,000
Method: Auction Sale
Date: 07/09/2019
Property Type: House (Res)



957 Centre Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,039,888
Method: Private Sale
Date: 23/09/2019
Rooms: 4
Property Type: House



25 Yarraburn CI BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,030,000
Method: Sold Before Auction
Date: 10/10/2019
Property Type: House (Res)

Account - Selling Homes Melbourne | P: 03 84186455



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.