

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

6 Melva Street, Bentleigh East, VIC 3165

Indicative selling price

\$ 910,000 - \$950,000

Range between

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

Median sale price

Median price
\$ 1,150,000

House

*Delete house or unit as applicable

Suburb
BENTLEIGH EAST

Period
02/02/2019 - 01/08/2019

Source
CoreLogic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



55 WARATAH STREET
BENTLEIGH EAST

3 1 2

Sold At Auction \$922,000
Date Sold 23/03/2019
Land 594 sqm



8 CAVALIER STREET
BENTLEIGH EAST

3 1 2

Private Treaty \$906,000
Date Sold 18/05/2019
Land 566 sqm



34 MARLBOROUGH STREET
BENTLEIGH EAST

3 2 1

Private Treaty \$903,000
Date Sold 30/03/2019
Land 615 sqm

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