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

104/39 Mavho Street, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au	/underauctina
of the meaning of this price see consumer.vie.gov.au	underguoting

Single price \$500,000

Median sale price

Median price	\$716,000	Pro	perty Type Uni	t		Suburb	Bentleigh
Period - From	01/04/2019	to	30/06/2019	So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	201/665 Centre Rd BENTLEIGH EAST 3165	\$537,000	16/08/2019
2	110/336 South Rd HAMPTON EAST 3188	\$520,000	30/04/2019
3	4/191 Mckinnon Rd MCKINNON 3204	\$507,000	14/08/2019

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:

18/09/2019 17:54



104/39 Mavho Street, Bentleigh Vic 3204



Tara Ferrier 0409 939 155 tferrier@hodges.com.au





Property Type: Apartment Agent Comments

Indicative Selling Price \$500,000 Median Unit Price June guarter 2019: \$716,000



 201/665 Centre Rd BENTLEIGH EAST 3165
 Agent Comments

 (VG)
 2

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Price: \$537,000 Method: Sale Date: 16/08/2019 Property Type: Strata Unit/Flat

110/336 South Rd HAMPTON EAST 3188 (VG) Agent Comments



Price: \$520,000 Method: Sale Date: 30/04/2019 Property Type: Strata Unit/Flat



4/191 Mckinnon Rd MCKINNON 3204 (REI)

Agent Comments



Price: \$507,000 Method: Private Sale Date: 14/08/2019 Property Type: Apartment

Account - Hodges | P: 03 9557 7891 | F: 03 9557 6375



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.