

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/underquoting

Single price \$500,000

Median sale price

Median price \$716,000

Property Type Unit

Suburb Bentleigh

Period - From 01/04/2019

to 30/06/2019

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	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



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Property Type: Apartment
Agent Comments

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

Comparable Properties

201/665 Centre Rd BENTLEIGH EAST 3165 (VG) **Agent Comments**

2 - -

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

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

2 - -

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



4/191 Mckinnon Rd MCKINNON 3204 (REI) **Agent Comments**

2 1 1

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