



Statement of Information

Internet advertising for single residential property located within Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price for Property: 73A London Street, Bentleigh Vic 3204

Price : **\$959,000** **Private Sale**
Negotiable

Median sale price

Median price	\$1,402,000	House	x	Suburb or locality	Bentleigh
	\$785,000	Unit	x		Bentleigh
Period - From	01/01/2019	to	31/03/2019	Source	CoreLogic – RP Data

Comparable property sales

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	1/14 Lorraine Street, Bentleigh	\$1,125,000	15/05/2019
2	1A Seathorpe Ave, Bentleigh East	\$950,000	15/06/2019
3	35a Paschal Street, Bentleigh	\$1,065,000	04/05/2019

- The properties presented here, are similar, comparable properties that are to be found in the and surrounding the Bentleigh Suburb.
- Care must be taken to compare properties of similar nature in the surrounding area, based on location, orientation, position, and access to facilities in the area.
- Although the data for this home style is rare in Bentleigh, every effort has been made to match the home to comparable properties available from the surrounding area.
- The property is a cross between a house and unit, and is a townhouse, hence it sits middle of available data range of the Median price for the suburb.