

### 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

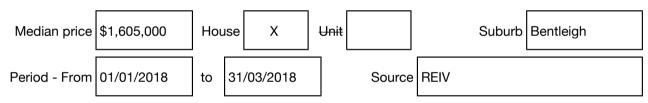
7 Lockwood Street, Bentleigh Vic 3204

#### Indicative selling price

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

Range between	• \$1,500,000	&	\$1,600,000
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#### Median sale price



#### 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	174 Ludstone St HAMPTON 3188	\$1,800,000	18/06/2018
2	3 Filbert St BENTLEIGH EAST 3165	\$1,800,000	12/05/2018
3	27 North Av BENTLEIGH 3204	\$1,660,000	24/02/2018

#### 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.

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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.







Rooms: Property Type: House (Res) Land Size: 688 sqm approx Agent Comments Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price March quarter 2018: \$1,605,000

## **Comparable Properties**

	174 Ludstone St HAMPTON 3188 (REI) 5 3 2 Price: \$1,800,000 Method: Sold Before Auction Date: 18/06/2018 Rooms: - Property Type: House (Res) Land Size: 764 sqm approx	Agent Comments
IT I PAD	3 Filbert St BENTLEIGH EAST 3165 (REI)   Image: 1 Image: 2 Image: 2   Price: \$1,800,000   Method: Auction Sale   Date: 12/05/2018   Rooms: -   Property Type: House (Res)   Land Size: 656 sqm approx	Agent Comments
	27 North Av BENTLEIGH 3204 (REI) 4 2 64 Price: \$1,660,000 Method: Auction Sale Date: 24/02/2018 Rooms: - Property Type: House (Res) Land Size: 604 sqm approx	Agent Comments

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