

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 25 Browns Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,300,000 House X Unit Suburb Bentleigh East

Period - From 01/10/2017 to 31/12/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

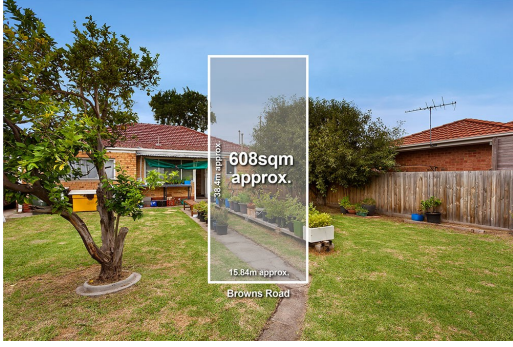
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	10 Wards Gr BENTLEIGH EAST 3165	\$1,185,000	28/10/2017
2	9 Hill St BENTLEIGH EAST 3165	\$1,181,000	28/10/2017
3	110 East Boundary Rd BENTLEIGH EAST 3165	\$1,125,000	16/10/2017

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.

25 Browns Road, Bentleigh East Vic 3165



3 1 2

Rooms:
Property Type:
Land Size: 608 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
December quarter 2017: \$1,300,000

TERMS:10% deposit, balance 30, 60, 90 days WATER RATES: \$680.29 per annum approx COUNCIL RATES: \$1927.30 per annum approx. CURRENT RENT: \$400.00 per week to monthly tenant

Comparable Properties



10 Wards Gr BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

585sqm approx.

Price: \$1,185,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 4
Property Type: House (Res)



9 Hill St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 1 2

Price: \$1,181,000
Method: Auction Sale
Date: 28/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 635 sqm approx



110 East Boundary Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

585sqm approx.

3 1 1

Price: \$1,125,000
Method: Private Sale
Date: 16/10/2017
Rooms: 6
Property Type: House