

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 3/6 St Georges Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$839,000

Median sale price

Median price \$1,168,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/01/2020

to 31/03/2020

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	10/3 Bolinda St BENTLEIGH 3204	\$910,000	24/03/2020
2	1/85 Orange St BENTLEIGH EAST 3165	\$810,000	13/11/2019
3			

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:

01/05/2020 11:03

3/6 St Georges Avenue, Bentleigh East Vic 3165



Property Type:
Agent Comments

Indicative Selling Price
\$839,000
Median Unit Price
March quarter 2020: \$1,168,000

Comparable Properties



10/3 Bolinda St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$910,000
Method: Sold Before Auction
Date: 24/03/2020
Property Type: Apartment

1/85 Orange St BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$810,000
Method: Sale
Date: 13/11/2019
Property Type: Flat/Unit/Apartment (Res)

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.

Account - Watermark Real Estate | P: 03 8564 8452



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.