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	5 Valerie Street Bentleigh East VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$855,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,109,000	Property type	House	Suburb	Bentleigh East
Period-from	01 Sep 2018	to	31 Aug 2019	Source	Corelogic

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 6 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
4 Milford Street Bentleigh East VIC 3165	$855,000	31-May-19
1/3 Mervin Street Bentleigh East VIC 3165	$875,000	11-May-19
1/76 Blamey Street Bentleigh East VIC 3165	$881,000	07-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 17 September 2019

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4 Milford Street Bentleigh East VIC 3165

3 1 2

Sold Price RS $855,000 Sold Date 31-May-19

Distance 0.44km



1/3 Mervin Street Bentleigh East VIC 3165

3 1 2

Sold Price $875,000 Sold Date 11-May-19

Distance 0.32km



1/76 Blamey Street Bentleigh East VIC 3165

3 1 1

Sold Price RS $881,000 Sold Date 07-Sep-19

Distance 1.61km

RS = Recent sale **UN** = Undisclosed Sale

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