

# 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	22 Veronica Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

# Indicative selling price

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

Range between \$1,050,000 & \$1,155,000
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# Median sale price

Median price	\$1,208,000	Hou	se X	Unit		Suburb	Bentleigh East
Period - From	01/07/2017	to	30/09/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	31 Pasadena Cr BENTLEIGH EAST 3165	\$1,160,000	14/10/2017
2	21 Yaralla Rd BENTLEIGH EAST 3165	\$1,120,000	25/09/2017
3	33 Pasadena Cr BENTLEIGH EAST 3165	\$1,006,000	24/06/2017

#### 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.





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**Indicative Selling Price** \$1,050,000 - \$1,155,000 **Median House Price** September quarter 2017: \$1,208,000

# Comparable Properties



31 Pasadena Cr BENTLEIGH EAST 3165 (REI) Agent Comments

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Price: \$1,160,000 Method: Auction Sale Date: 14/10/2017 Rooms: 5

Property Type: House

Land Size: 560 sqm approx



21 Yaralla Rd BENTLEIGH EAST 3165 (REI)

**-**3

Price: \$1,120,000 Method: Auction Sale Date: 25/09/2017

Rooms: -

Property Type: House (Res) Land Size: 585 sqm approx



33 Pasadena Cr BENTLEIGH EAST 3165 (REI)

Price: \$1,006,000 Method: Private Sale Date: 24/06/2017

Rooms: -

Property Type: House (Res)

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133





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.

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Agent Comments

**Agent Comments**