

## 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

22 Veronica Street, Bentleigh East Vic 3165

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&amp;

\$1,155,000

**Median sale price**

Median price \$1,208,000

House

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.

	Address 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.~~



**Rooms:**  
**Property Type:**  
 Agent Comments

**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



**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)** Agent Comments



**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)** Agent Comments



**Price:** \$1,006,000  
**Method:** Private Sale  
**Date:** 24/06/2017  
**Rooms:** -  
**Property Type:** House (Res)