

# 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

17 Marriot Road, Bentleigh Vic 3204

### Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,546,000 Property Type House Suburb Bentleigh

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	8 Jeffrey St BENTLEIGH 3204	\$1,580,000	07/04/2020
2	17 Ardwick St BENTLEIGH 3204	\$1,572,000	07/03/2020
3	85 Brewer Rd BENTLEIGH 3204	\$1,500,000	12/06/2020

**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:

26/06/2020 11:28



**Property Type:** House  
**Land Size:** 630 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median House Price**  
March quarter 2020: \$1,546,000

## Comparable Properties



**8 Jeffrey St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**



**Price:** \$1,580,000  
**Method:** Private Sale  
**Date:** 07/04/2020  
**Property Type:** House  
**Land Size:** 591 sqm approx



**17 Ardwick St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**



**Price:** \$1,572,000  
**Method:** Auction Sale  
**Date:** 07/03/2020  
**Property Type:** House  
**Land Size:** 629 sqm approx



**85 Brewer Rd BENTLEIGH 3204 (REI)**

**Agent Comments**



**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 12/06/2020  
**Property Type:** House