



## 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

12 Konrad 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)

Single price \$1,150,000

#### Median sale price

Median price \$1,250,025

House

X

Unit

Suburb Bentleigh East

Period - From 01/04/2017

to

31/03/2018

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	4 Foley PI BENTLEIGH EAST 3165	\$1,120,000	02/06/2018
2	18 Cavalier St BENTLEIGH EAST 3165	\$1,100,000	24/04/2018
3	7 Denver St BENTLEIGH EAST 3165	\$1,100,000	26/05/2018

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.



3   1   2

**Rooms:**

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,150,000

**Median House Price**

Year ending March 2018: \$1,250,025

## Comparable Properties



**4 Foley PI BENTLEIGH EAST 3165 (REI)**

Agent Comments

3   1   2

**Price:** \$1,120,000

**Method:** Auction Sale

**Date:** 02/06/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 615 sqm approx

**18 Cavalier St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3   -   -

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 24/04/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 558 sqm approx



**7 Denver St BENTLEIGH EAST 3165 (REI)**

Agent Comments

3   1   2

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 26/05/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 630 sqm approx