

## 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

43 Nicholson Street, Bentleigh Vic 3204

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price	<input type="text" value="\$1,455,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Bentleigh"/>
Period - From	<input type="text" value="01/01/2018"/>	to	<input type="text" value="31/12/2018"/>	Source	<input type="text" value="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	13 Shanahan Cr MCKINNON 3204	\$1,451,000	01/12/2018
2	1 Theresa St BENTLEIGH 3204	\$1,430,000	22/09/2018
3	253 Centre Rd BENTLEIGH 3204	\$1,400,000	02/12/2018

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.

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

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**

Year ending December 2018: \$1,455,000

## Comparable Properties



**13 Shanahan Cr MCKINNON 3204 (REI)**

Agent Comments



**Price:** \$1,451,000  
**Method:** Auction Sale  
**Date:** 01/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 608 sqm approx



**1 Theresa St BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$1,430,000  
**Method:** Auction Sale  
**Date:** 22/09/2018  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 762 sqm approx



**253 Centre Rd BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 02/12/2018  
**Rooms:** -  
**Property Type:** House