

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

77a Deakin Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,380,000

Median sale price*

Median price

Property Type

Suburb

Bentleigh East

Period - From

to

Source

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	10b Bevis St BENTLEIGH EAST 3165	\$1,400,000	31/07/2019
2	29a Elimatta Rd CARNEGIE 3163	\$1,395,000	24/08/2019
3	12a John St BENTLEIGH EAST 3165	\$1,360,000	11/09/2019

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:

20/12/2019 07:25

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



4 - 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,380,000
No median price available

Comparable Properties



10b Bevis St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

4 3 3

Price: \$1,400,000
Method: Private Sale
Date: 31/07/2019
Property Type: Townhouse (Single)
Land Size: 347 sqm approx



29a Elimatta Rd CARNEGIE 3163 (REI/VG) Agent Comments

4 3 2

Price: \$1,395,000
Method: Auction Sale
Date: 24/08/2019
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 325 sqm approx



12a John St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

4 3 2

Price: \$1,360,000
Method: Private Sale
Date: 11/09/2019
Property Type: Townhouse (Single)