

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

14 Normanby Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,252,500 Property Type House Suburb Bentleigh East

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	20 Deakin St BENTLEIGH EAST 3165	\$1,377,000	04/03/2020
2	2 Melball St BENTLEIGH EAST 3165	\$1,330,000	03/04/2020
3	48 Stockdale Av BENTLEIGH EAST 3165	\$1,260,000	01/02/2020

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:

04/06/2020 12:46



 4  1  4

Property Type: House
Land Size: 595.702 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
March quarter 2020: \$1,252,500

Comparable Properties



20 Deakin St BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

 3  2  1

Price: \$1,377,000
Method: Sold Before Auction
Date: 04/03/2020
Property Type: House (Res)
Land Size: 616 sqm approx



2 Melball St BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,330,000
Method: Private Sale
Date: 03/04/2020
Property Type: House (Res)
Land Size: 697 sqm approx



48 Stockdale Av BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,260,000
Method: Sold Before Auction
Date: 01/02/2020
Property Type: House (Res)
Land Size: 586 sqm approx