

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

88 Blamey Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,280,000

Median sale price

Median price

\$1,165,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2019

to

30/09/2019

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	4a Alexander St BENTLEIGH EAST 3165	\$1,260,000	21/09/2019
2	34b Lesden St BENTLEIGH EAST 3165	\$1,260,000	24/09/2019
3	3b Northam Rd BENTLEIGH EAST 3165	\$1,250,000	10/09/2019

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:

31/10/2019 10:12



4 3 2

Rooms: 8

Property Type: Townhouse

Land Size: 365 sqm approx

Agent Comments

High calibre 4 bedroom 3 bathroom residence creating luxury low-cost living, with its solar panels, solar hot water & double glazing, while featuring 2 entertaining zones (gas fire), dynamic stone kitchen (Smeg stove, huge WI pantry), downstairs bedroom/study (BIR), covered deck & a double auto garage. Metres to schools, Centenary Park, buses & Humble Creatures Café.

Comparable Properties



4a Alexander St BENTLEIGH EAST 3165 (REI) Agent Comments

3 2 1

Price: \$1,260,000

Method: Sold Before Auction

Date: 21/09/2019

Property Type: Townhouse (Res)



34b Lesden St BENTLEIGH EAST 3165 (REI) Agent Comments

4 3 2

Price: \$1,260,000

Method: Private Sale

Date: 24/09/2019

Property Type: Townhouse (Single)



3b Northam Rd BENTLEIGH EAST 3165 (REI) Agent Comments

3 2 2

Price: \$1,250,000

Method: Private Sale

Date: 10/09/2019

Property Type: Townhouse (Single)