

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

47 Deakin Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,175,000

&

\$1,292,500

Median sale price

Median price \$1,300,000

House

X

Unit

Suburb Bentleigh East

Period - From 01/10/2017

to

31/12/2017

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	6 Bradford St BENTLEIGH EAST 3165	\$1,210,000	27/03/2018
2	84 Deakin St BENTLEIGH EAST 3165	\$1,200,000	09/01/2018
3	37 Begg St BENTLEIGH EAST 3165	\$1,150,000	28/03/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,175,000 - \$1,292,500
Median House Price
December quarter 2017: \$1,300,000

original house, large allotment with much favoured Northerly rear aspect

Comparable Properties

6 Bradford St BENTLEIGH EAST 3165 (REI)



Agent Comments

vacant land 744 sq metres, inferior location

Price: \$1,210,000
Method: Private Sale
Date: 27/03/2018
Rooms: -
Property Type: House (Res)



84 Deakin St BENTLEIGH EAST 3165 (VG)



Agent Comments

same street inferior allotment of land

Price: \$1,200,000
Method: Sale
Date: 09/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 604 sqm approx



37 Begg St BENTLEIGH EAST 3165 (REI)



Agent Comments

land value inferior allotment and position

Price: \$1,150,000
Method: Private Sale
Date: 28/03/2018
Rooms: -
Property Type: House