

# 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

31 Beddoe Avenue, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,595,000

### 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 | 24 Leonie Av BENTLEIGH EAST 3165    | \$1,624,000 | 28/01/2020   |
| 2 | 10 Stockdale Av BENTLEIGH EAST 3165 | \$1,600,000 | 25/01/2020   |
| 3 | 8 Jeffrey St BENTLEIGH 3204         | \$1,580,000 | 07/04/2020   |

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:

15/05/2020 12:51



 4  2  2

**Property Type:** House (Res)

**Land Size:** 585 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,595,000

**Median House Price**

March quarter 2020: \$1,252,500

## Comparable Properties



**24 Leonie Av BENTLEIGH EAST 3165 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$1,624,000

**Method:** Sold Before Auction

**Date:** 28/01/2020

**Property Type:** House (Res)

**Land Size:** 602 sqm approx



**10 Stockdale Av BENTLEIGH EAST 3165 (VG)** **Agent Comments**

 4  -  -

**Price:** \$1,600,000

**Method:** Sale

**Date:** 25/01/2020

**Property Type:** House (Res)

**Land Size:** 654 sqm approx



**8 Jeffrey St BENTLEIGH 3204 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,580,000

**Method:** Private Sale

**Date:** 07/04/2020

**Property Type:** House

**Land Size:** 591 sqm approx