

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

61 Stockdale Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

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	56 Castlewood St BENTLEIGH EAST 3165	\$1,160,000	09/11/2019
2	3 Gowrie St BENTLEIGH EAST 3165	\$1,151,000	30/11/2019
3	99 Deakin St BENTLEIGH EAST 3165	\$1,070,000	21/08/2019

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:

23/12/2019 12:26



3
 1
 2

Property Type: House

Agent Comments

Lovingly maintained 50s 3 bedroom clinker brick classic on 585sqm approx. with a glorious north facing rear garden, and plenty of potential in the future (STCA), featuring 3 flowing living areas, pine kitchen/meals, gas heating, air cond, security doors and loads of driveway parking to the LU garage. Coatesville PS zone, walk to Mackie Rd shops, GESAC, parks and bus.

Comparable Properties



56 Castlewood St BENTLEIGH EAST 3165 (REI)

Agent Comments

3
 1
 2

Price: \$1,160,000**Method:** Auction Sale**Date:** 09/11/2019**Property Type:** House (Res)**Land Size:** 588 sqm approx

3 Gowrie St BENTLEIGH EAST 3165 (REI)

Agent Comments

4
 1
 2

Price: \$1,151,000**Method:** Auction Sale**Date:** 30/11/2019**Property Type:** House (Res)**Land Size:** 585 sqm approx

99 Deakin St BENTLEIGH EAST 3165 (VG)

Agent Comments

3
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Price: \$1,070,000**Method:** Sale**Date:** 21/08/2019**Property Type:** House (Res)**Land Size:** 585 sqm approx