

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

129A Tambet Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,172,500

Property Type Unit

Suburb Bentleigh East

Period - From 01/01/2021

to 31/03/2021

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.~~

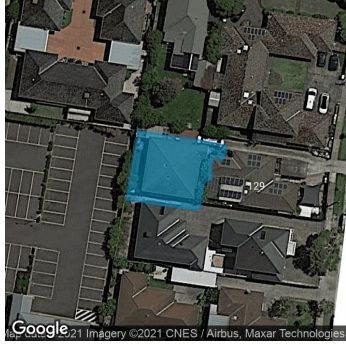
	Address of comparable property	Price	Date of sale
1	2/68 Gowrie St BENTLEIGH EAST 3165	\$1,045,000	08/05/2021
2	2/57 Tudor St BENTLEIGH EAST 3165	\$1,050,000	04/04/2021
3			

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:

30/06/2021 14:49



3 2 2

Property Type: Unit
Land Size: 282 sqm approx
Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

March quarter 2021: \$1,172,500

Comparable Properties



2/68 Gowrie St BENTLEIGH EAST 3165 (REI)

Agent Comments

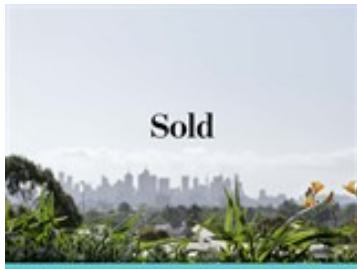
3 2 1

Price: \$1,045,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Townhouse (Res)



2/57 Tudor St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 1

Price: \$1,050,000

Method: Private Sale

Date: 04/04/2021

Property Type: Townhouse (Single)

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.