Statement of Information

Single residential property located in the Melbourne metropolitan area

	Section 47AF of the Estate Agents Act 19										
Prop	perty offered for	sale									
Inc	Address cluding suburb and postcode	1 774 50	77a Deakin Street, Bentleigh East Vic 3165								
Indio	cative selling pr	ice									
For tl	he meaning of this	price se	e con	sumer.vic.go	ov.au/	underquo	oting				
	Single price \$1,3	80,000									
Med	ian sale price*										
Median price			Pro	operty Type				Suburb	Bentleigh Ea	ast	
Per	riod - From		to			s	ource				
Com	nparable proper	ty sales	 (*De	lete A or B	belo	w as ap	plica	ble)			
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.										
Add	dress of compara	ble prop	erty					F	Price	Date of sale	
1	10b Bevis St BENTLEIGH EAST 3165								51,400,000	31/07/2019	
2	29a Elimatta Rd CARNEGIE 3163								51,395,000	24/08/2019	
3	12a John St BENTLEIGH EAST 3165								51,360,000	11/09/2019	
OR											
B*	The estate age properties wer									e comparable onths.	
		This Statement of Information was prepared on:							20/12/2019 07:25		



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.











Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$1,380,000 No median price available

Comparable Properties



10b Bevis St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

4



3



Price: \$1,400,000 **Method:** Private Sale **Date:** 31/07/2019

Property Type: Townhouse (Single) **Land Size:** 347 sqm approx



29a Elimatta Rd CARNEGIE 3163 (REI/VG)

4







Price: \$1,395,000 **Method:** Auction Sale **Date:** 24/08/2019 **Rooms:** 5

Property Type: Townhouse (Res) **Land Size:** 325 sqm approx

12a John St BENTLEIGH EAST 3165 (REI/VG)



Price: \$1,360,000 **Method:** Private Sale **Date:** 11/09/2019

Property Type: Townhouse (Single)

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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