

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

85 Tudor Street, 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 \$1,070,000

Property Type House

Suburb Bentleigh East

Period - From 01/10/2018

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	6 Melva St BENTLEIGH EAST 3165	\$1,150,000	24/08/2019
2	45 Gladesville Dr BENTLEIGH EAST 3165	\$1,115,000	19/10/2019
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:

12/11/2019 14:41



Property Type: House (Res)

Land Size: 681 sqm approx

Agent Comments

Comparable Properties



6 Melva St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,150,000

Method: Auction Sale

Date: 24/08/2019

Property Type: House (Res)

Land Size: 583 sqm approx



45 Gladesville Dr BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,115,000

Method: Auction Sale

Date: 19/10/2019

Property Type: House (Res)

Land Size: 613 sqm approx



99 Deakin St BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$1,070,000

Method: Sale

Date: 21/08/2019

Property Type: House (Res)

Land Size: 585 sqm approx