

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

3/13 Deakin Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$760,000

Median sale price

Median price

\$1,000,000

House

Unit

X

Suburb

Bentleigh East

Period - From

01/01/2019

to

31/03/2019

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	1/53 Brady Rd BENTLEIGH EAST 3165	\$760,500	23/02/2019
2	2/25 Poet Rd BENTLEIGH EAST 3165	\$712,000	15/12/2018
3	2/36 Mackie Rd BENTLEIGH EAST 3165	\$688,000	08/12/2018

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.



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Indicative Selling Price

\$760,000

Median Unit Price

March quarter 2019: \$1,000,000

Comparable Properties



1/53 Brady Rd BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

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Price: \$760,500

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: Unit

2/25 Poet Rd BENTLEIGH EAST 3165 (REI/VG)

[Agent Comments](#)

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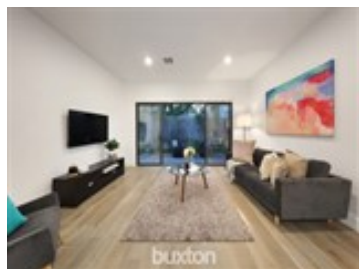
Price: \$712,000

Method: Auction Sale

Date: 15/12/2018

Rooms: -

Property Type: Townhouse (Res)



2/36 Mackie Rd BENTLEIGH EAST 3165 (REI/VG)

[Agent Comments](#)

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Price: \$688,000

Method: Auction Sale

Date: 08/12/2018

Rooms: -

Property Type: Unit