

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 64 Elizabeth Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,200,000 & \$1,250,000

Median sale price

Median price \$1,122,500 House X Unit Suburb Bentleigh East

Period - From 01/04/2018 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	57 Victor Rd BENTLEIGH EAST 3165	\$1,300,000	18/05/2019
2	228 Patterson Rd BENTLEIGH 3204	\$1,205,000	22/01/2019
3	21 Milford St BENTLEIGH EAST 3165	\$1,200,000	10/04/2019

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.



 4  1.5  2

Land Size: 690 sqm approx

Comparable Properties



57 Victor Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 5  2  4

Bigger home than Elizabeth St

Price: \$1,300,000

Method: Auction Sale

Date: 18/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 701 sqm approx



228 Patterson Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,205,000

Method: Private Sale

Date: 22/01/2019

Rooms: -

Property Type: House

Land Size: 739 sqm approx



21 Milford St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  1  2

Price: \$1,200,000

Method: Private Sale

Date: 10/04/2019

Rooms: 5

Property Type: House

Land Size: 759 sqm approx