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	63 Stockdale Avenue, Bentleigh East Vic 3165
Including suburb and	-
postcode	

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
---------------------------	---	-------------

Median sale price

Median price	\$1,202,500	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	01/10/2019	to	31/12/2019		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

Add	dress of comparable property	Price	Date of sale
1	13 Browns Rd BENTLEIGH EAST 3165	\$1,432,000	30/11/2019
2	20 Deakin St BENTLEIGH EAST 3165	\$1,377,000	04/03/2020
3	2 Bellevue Rd BENTLEIGH EAST 3165	\$1,356,000	05/12/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/04/2020 10:15





Gavin van Rooyen 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price December quarter 2019: \$1,202,500





Property Type: House **Land Size:** 585 sqm approx Agent Comments

Comparable Properties



13 Browns Rd BENTLEIGH EAST 3165 (REI/VG)

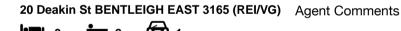
___′ <u>•</u>____

2 🛱 2

Price: \$1,432,000 **Method:** Private Sale **Date:** 30/11/2019 **Rooms:** 7

Property Type: House **Land Size:** 605 sqm approx

Agent Comments



Price: \$1.377.000

Method: Sold Before Auction

Date: 04/03/2020

Property Type: House (Res) **Land Size:** 616 sqm approx



2 Bellevue Rd BENTLEIGH EAST 3165

(REI/VG)

• 3

4

Price: \$1,356,000 Method: Private Sale Date: 05/12/2019 Property Type: House Land Size: 589 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



