

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

63 Stockdale Avenue, Bentleigh East Vic 3165

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

Property 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	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 comparable properties 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



Property Type: House

Land Size: 585 sqm approx

Agent Comments

Comparable Properties



13 Browns Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,432,000

Method: Private Sale

Date: 30/11/2019

Rooms: 7

Property Type: House

Land Size: 605 sqm approx



20 Deakin St BENTLEIGH EAST 3165 (REI/VG) 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)

Agent Comments



Price: \$1,356,000

Method: Private Sale

Date: 05/12/2019

Property Type: House

Land Size: 589 sqm approx