

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

48 Beddoe Avenue, Bentleigh East, VIC 3165

Indicative selling price

Single Price or Range between

\$1,300,000

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

Median sale price

Median Price

\$1,110,000

Property Type

House

Suburb

BENTLEIGH EAST

Period From

27/05/2019

Period To

27/11/2019

Source

Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**49 MACKIE ROAD
BENTLEIGH EAST**

4  2  3 

Price \$1,250,000

Date of Sale 26/10/2019

Land 663 sqm



**64 BEDDOE AVENUE
BENTLEIGH EAST**

3  1  2 

Price \$1,265,000

Date of Sale 24/08/2019

Land 650 sqm



**12 HOPETOUN COURT
BENTLEIGH EAST**

4  2  2 

Price \$1,300,000

Date of Sale 23/08/2019

Land 707 sqm