

# 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

121 Mackie Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$1,462,250

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2024

to

30/09/2024

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	42 Beddoe Av BENTLEIGH EAST 3165	\$1,427,000	13/11/2024
2	47 Stockdale Av BENTLEIGH EAST 3165	\$1,465,000	13/10/2024
3	161 Mackie Rd BENTLEIGH EAST 3165	\$1,473,000	12/10/2024

**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:

13/01/2025 22:54



**Property Type:** House

**Land Size:** 630 sqm approx

Agent Comments

## Comparable Properties



**42 Beddoe Av BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,427,000

**Method:** Auction Sale

**Date:** 13/11/2024

**Property Type:** House (Res)

**Land Size:** 604 sqm approx



**47 Stockdale Av BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,465,000

**Method:** Auction Sale

**Date:** 13/10/2024

**Property Type:** House (Res)

**Land Size:** 586 sqm approx



**161 Mackie Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,473,000

**Method:** Auction Sale

**Date:** 12/10/2024

**Property Type:** House (Res)

**Land Size:** 590 sqm approx