

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

75 Stockdale Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,363,000

Property Type House

Suburb Bentleigh East

Period - From 01/01/2021

to

31/03/2021

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	19 Adrian St BENTLEIGH EAST 3165	\$1,395,000	01/05/2021
2	3 Boronia St BENTLEIGH EAST 3165	\$1,365,000	27/03/2021
3			

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:

25/05/2021 11:28



Property Type: House
Land Size: 591 sqm approx

Agent Comments

Engaging recently renovated 2 bedroom 1.5 bathroom cream brick classic with scope to extend, enjoying inviting lounge & dining rooms, a sparkling stone kitchen/meals, stunning new bathroom, fitted laundry, 2nd toilet & a glorious north facing rear garden. Restumped and rewired, it's home that's warm with sunshine, big on space and packed with modern features, while boasting polished floorboards, gas heating, R/C air cond & a garage. Coatesville PS zone, a heartbeat to Mackie Road shops, cafes & bus.

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

March quarter 2021: \$1,363,000

Comparable Properties



19 Adrian St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,395,000
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)



3 Boronia St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,365,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 594 sqm approx

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.