

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

28b Stockdale Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,010,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/07/2019

to

30/09/2019

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	28a Stockdale Av BENTLEIGH EAST 3165	\$1,250,000	02/12/2019
2	64b Blamey St BENTLEIGH EAST 3165	\$1,214,500	31/08/2019
3	1/66 Moylan St BENTLEIGH EAST 3165	\$1,197,000	29/06/2019

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:

20/12/2019 11:39



Property Type: Townhouse

Agent Comments

Stunning new 2 bedroom + study 2 bathroom single level sensation, bringing 60s style into a 21st century design to create volumes of space, featuring an amazing entertaining area, raked ceilings, dynamic stone kitchen (Bosch appliances), paved alfresco in landscaped bliss & an auto garage. Walk to Mackie Rd shops, bus, Mackie Rd Reserve & GESAC.

Comparable Properties

28a Stockdale Av BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 02/12/2019

Property Type: Townhouse (Single)



64b Blamey St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,214,500

Method: Auction Sale

Date: 31/08/2019

Property Type: Townhouse (Res)

Land Size: 367 sqm approx



1/66 Moylan St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,197,000

Method: Auction Sale

Date: 29/06/2019

Property Type: Unit