

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

3 Rae Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Bentleigh East

Period - From 01/07/2019

to

30/06/2020

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	8 Lesden St BENTLEIGH EAST 3165	\$1,120,000	31/07/2020
2	12 Greendale Rd BENTLEIGH EAST 3165	\$1,085,200	01/08/2020
3	36 Mc Guinness Rd BENTLEIGH EAST 3165	\$1,085,000	12/09/2020

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:

07/10/2020 14:31



 3  1  2

Property Type: House
Land Size: 587 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending June 2020: \$1,200,000

Comparable Properties



8 Lesden St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  3

Price: \$1,120,000
Method: Private Sale
Date: 31/07/2020
Property Type: House
Land Size: 585 sqm approx



12 Greendale Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

 3  1  4

Price: \$1,085,200
Method: Private Sale
Date: 01/08/2020
Property Type: House
Land Size: 535 sqm approx



36 Mc Guinness Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  1

Price: \$1,085,000
Method: Private Sale
Date: 12/09/2020
Property Type: House