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 betweer	\$1,050,000		&		\$1,150,000				
Median sale p	rice								
Median price	\$1,200,000	Pro	operty Type	Hous	se		Suburb	Bentleigh East	
Period - From	01/07/2019	to	30/06/2020		So	urce	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.

Ade	dress 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









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)



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



12 Greendale Rd BENTLEIGH EAST 3165 (REI) Agent Comments



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 Agent (REI)



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

Account - Barry Plant | P: 03 9807 2333



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.