

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

80 Blamey Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,250,000

&

\$1,375,000

Median sale price

Median price

\$1,420,000

Property Type

House

Suburb

Bentleigh East

Period - From

26/04/2022

to

25/04/2023

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.

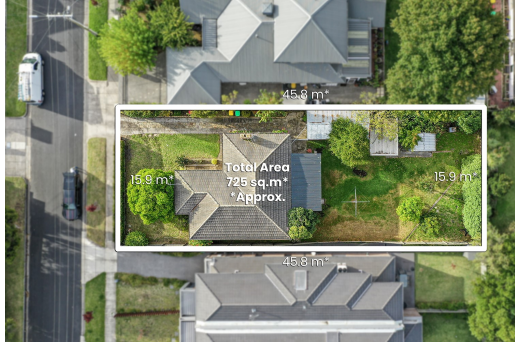
	Address of comparable property	Price	Date of sale
1	26 Denver St BENTLEIGH EAST 3165	\$1,407,000	01/04/2023
2	84 Parkmore Rd BENTLEIGH EAST 3165	\$1,305,000	22/04/2023
3	137 Bignell Rd BENTLEIGH EAST 3165	\$1,295,000	15/04/2023

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:

26/04/2023 10:40



 3  1  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,375,000

Median House Price

26/04/2022 - 25/04/2023: \$1,420,000

Comparable Properties



26 Denver St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  1

Price: \$1,407,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 735 sqm approx



84 Parkmore Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  2

Price: \$1,305,000

Method: Auction Sale

Date: 22/04/2023

Property Type: House (Res)



137 Bignell Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  1

Price: \$1,295,000

Method: Auction Sale

Date: 15/04/2023

Property Type: House (Res)

Land Size: 604 sqm approx