## 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	87a Deakin Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

### Indicative selling price

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

### Median sale price

Median price	\$1,196,000	Pro	perty Type U	Jnit		Suburb	Bentleigh East
Period - From	01/10/2024	to	31/12/2024	s	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

Add	dress of comparable property	Price	Date of sale
1	15b Strathearn Av MURRUMBEENA 3163	\$1,840,000	31/10/2024
2	63a Barrington St BENTLEIGH EAST 3165	\$1,870,000	19/10/2024
3	15b Shrewsbury St BENTLEIGH EAST 3165	\$1,780,000	18/09/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/01/2025 11:33
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**Indicative Selling Price** \$1,750,000 - \$1,800,000 **Median Unit Price** December quarter 2024: \$1,196,000



Property Type: Townhouse **Agent Comments** 

# Comparable Properties



15b Strathearn Av MURRUMBEENA 3163 (REI/VG)

Method: Sold Before Auction

Date: 31/10/2024

Price: \$1,840,000

Property Type: Townhouse (Res)

**Agent Comments** 



63a Barrington St BENTLEIGH EAST 3165 (REI)



Agent Comments

Price: \$1,870,000 Method: Auction Sale Date: 19/10/2024

Property Type: Townhouse (Res) Land Size: 359 sqm approx

15b Shrewsbury St BENTLEIGH EAST 3165 (REI/VG)

**Agent Comments** 



Method: Sold Before Auction

Date: 18/09/2024

Property Type: Townhouse (Res) Land Size: 289 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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