

# 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

66 Deakin Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,530,000

Property Type

House

Suburb

Bentleigh East

Period - From

02/08/2021

to

01/08/2022

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	315 East Boundary Rd BENTLEIGH EAST 3165	\$1,720,000	02/07/2022
2	329 East Boundary Rd BENTLEIGH EAST 3165	\$1,680,000	01/06/2022
3	26 Greendale Rd BENTLEIGH EAST 3165	\$1,340,000	25/06/2022

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:

02/08/2022 12:05



**Property Type:**

Agent Comments

## Comparable Properties



**315 East Boundary Rd BENTLEIGH EAST 3165 (REI)** Agent Comments



**Price:** \$1,720,000

**Method:** Private Sale

**Date:** 02/07/2022

**Property Type:** House



**329 East Boundary Rd BENTLEIGH EAST 3165 (REI)** Agent Comments



**Price:** \$1,680,000

**Method:** Private Sale

**Date:** 01/06/2022

**Property Type:** House

**Land Size:** 651 sqm approx



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



**Price:** \$1,340,000

**Method:** Auction Sale

**Date:** 25/06/2022

**Property Type:** House (Res)

**Land Size:** 530 sqm approx