

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 47 Deakin Street, Bentleigh East Vic 3165

Indicative selling price

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

Single Price \$1,070,000

Median sale price

Median price \$1,040,000 House Unit Suburb Bentleigh East

Period - From 01/10/2018 to 31/12/2018 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	40 Tambet St BENTLEIGH EAST 3165	\$1,203,000	16/02/2019
2	4 Poet Rd BENTLEIGH EAST 3165	\$1,125,000	20/10/2018
3	105 Deakin St BENTLEIGH EAST 3165	\$1,080,000	29/11/2018

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.



 4  1  3

Rooms:
Property Type: House (Res)
Land Size: 690 sqm approx
Agent Comments

Indicative Selling Price
 \$1,070,000
Median House Price
 December quarter 2018: \$1,040,000

Comparable Properties



40 Tambet St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  2

Price: \$1,203,000
Method: Auction Sale
Date: 16/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 616 sqm approx



4 Poet Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,125,000
Method: Auction Sale
Date: 20/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 764 sqm approx



105 Deakin St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  2

Price: \$1,080,000
Method: Sold Before Auction
Date: 29/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 590 sqm approx