

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

X

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