

STATEMENT OF INFORMATION

48 TAMBET STREET, BENTLEIGH EAST, VIC 3165

PREPARED BY CHRISTINE YEOH, LEADERS REAL ESTATE GROUP

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



48 TAMBET STREET, BENTLEIGH EAST,

 4  1  1

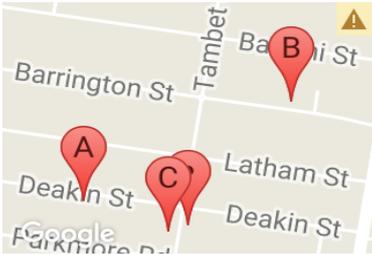
Indicative Selling Price

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

Price Range: 1,160,000 to 1,260,000

Provided by: Christine Yeoh, Leaders Real Estate Group

MEDIAN SALE PRICE



BENTLEIGH EAST, VIC, 3165

Suburb Median Sale Price (House)

\$1,243,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



84 DEAKIN ST, BENTLEIGH EAST, VIC 3165

 3  1  1

Sale Price

***\$1,200,000**

Sale Date: 02/09/2017

Distance from Property: 175m



63 BARRINGTON ST, BENTLEIGH EAST, VIC

 3  1  2

Sale Price

\$1,372,500

Sale Date: 26/08/2017

Distance from Property: 277m



45 TAMBET ST, BENTLEIGH EAST, VIC 3165

 3  2  2

Sale Price

***\$1,470,000**

Sale Date: 18/08/2017

Distance from Property: 35m



This report has been compiled on 15/01/2018 by Leaders Real Estate Group. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

48 TAMBET STREET, BENTLEIGH EAST, VIC 3165

Indicative selling price

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

Price Range: 1,160,000 to 1,260,000

Median sale price

Median price

\$1,243,000

House

Unit

Suburb

BENTLEIGH EAST

Period

01 January 2017 to 31 December 2017

Source

pricfinder

Comparable property sales

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 |
|--|--------------|--------------|
| 84 DEAKIN ST, BENTLEIGH EAST, VIC 3165 | *\$1,200,000 | 02/09/2017 |
| 63 BARRINGTON ST, BENTLEIGH EAST, VIC 3165 | \$1,372,500 | 26/08/2017 |
| 45 TAMBET ST, BENTLEIGH EAST, VIC 3165 | *\$1,470,000 | 18/08/2017 |