

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

86 Tambet Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,725,000

&

\$1,860,000

Median sale price

Median price \$1,446,500

Property Type House

Suburb Bentleigh East

Period - From 01/04/2021

to

30/06/2021

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	88 Tambet St BENTLEIGH EAST 3165	\$1,770,000	26/06/2021
2	10 Barrani St BENTLEIGH EAST 3165	\$1,860,000	03/07/2021
3	2 Poet Rd BENTLEIGH EAST 3165	\$1,810,000	17/04/2021

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:

29/07/2021 17:48

86 Tambet Street, Bentleigh East Vic 3165



5 2 3

Property Type: House

Agent Comments

Indicative Selling Price

\$1,725,000 - \$1,860,000

Median House Price

June quarter 2021: \$1,446,500

Comparable Properties



88 Tambet St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 1 2

Price: \$1,770,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 712 sqm approx



10 Barrani St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,860,000

Method: Auction Sale

Date: 03/07/2021

Property Type: House (Res)

Land Size: 738 sqm approx



2 Poet Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 2

Price: \$1,810,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 770 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133