

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

4B Deakin Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,400,000 & \$1,450,000

Median sale price

Median price \$1,208,000 House X Unit Suburb Bentleigh East

Period - From 01/01/2018 to 31/03/2018 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	824b North Rd BENTLEIGH EAST 3165	\$1,490,000	06/02/2018
2	32a Brian St BENTLEIGH EAST 3165	\$1,440,000	03/03/2018
3	147a Bignell Rd BENTLEIGH EAST 3165	\$1,395,000	14/03/2018

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 3 2

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,450,000
Median House Price
March quarter 2018: \$1,208,000

Comparable Properties



824b North Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 4 2

Price: \$1,490,000
Method: Private Sale
Date: 06/02/2018
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 338 sqm approx



32a Brian St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,440,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: Townhouse (Res)



147a Bignell Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,395,000
Method: Sold Before Auction
Date: 14/03/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 382 sqm approx