

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

18 Stockdale Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,350,000

&

\$1,420,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Bentleigh East

Period - From 01/10/2019

to 30/09/2020

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	21 Vera St BENTLEIGH EAST 3165	\$1,409,000	22/05/2020
2	14 Normanby Rd BENTLEIGH EAST 3165	\$1,400,000	16/06/2020
3	12 Namron St BENTLEIGH EAST 3165	\$1,380,000	01/05/2020

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:

30/10/2020 14:08



Property Type: House

Land Size: 611.897 sqm approx

Agent Comments

Comparable Properties



21 Vera St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,409,000

Method: Private Sale

Date: 22/05/2020

Property Type: House



14 Normanby Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 16/06/2020

Property Type: House

Land Size: 593 sqm approx



12 Namron St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,380,000

Method: Private Sale

Date: 01/05/2020

Property Type: House (Res)

Land Size: 668 sqm approx