

# 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

28 Beddoe Avenue, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,120,000

### Median sale price

Median price \$1,525,000

Property Type House

Suburb Bentleigh East

Period - From 01/04/2022

to 30/06/2022

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	3 Havana Ct BENTLEIGH EAST 3165	\$1,130,000	02/07/2022
2	12 Thornton St BENTLEIGH EAST 3165	\$1,130,000	15/06/2022
3	936 Centre Rd BENTLEIGH EAST 3165	\$1,050,000	12/04/2022

**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:

09/08/2022 11:07

28 Beddoe Avenue, Bentleigh East Vic 3165

Ryan Counihan

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3 1 2

**Rooms:** 7

**Property Type:** House

**Land Size:** 590 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,050,000 - \$1,120,000

**Median House Price**

June quarter 2022: \$1,525,000

## Comparable Properties



**3 Havana Ct BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3 1 3

**Price:** \$1,130,000

**Method:** Sold After Auction

**Date:** 02/07/2022

**Property Type:** House (Res)

**Land Size:** 556 sqm approx



**12 Thornton St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,130,000

**Method:** Sold Before Auction

**Date:** 15/06/2022

**Property Type:** House (Res)



**936 Centre Rd BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

3 1 3

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 12/04/2022

**Property Type:** House

**Land Size:** 585 sqm approx

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



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