

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

22 Cavalier Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Bentleigh East

Period - From 01/07/2020 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	19 Chesterville Dr BENTLEIGH EAST 3165	\$1,197,000	18/07/2020
2	29 Brooks St BENTLEIGH EAST 3165	\$1,177,000	21/11/2020
3	102 Marlborough St BENTLEIGH EAST 3165	\$1,150,000	25/11/2020

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:

30/12/2020 11:46



3 2 2

Property Type: House (Res)

Agent Comments

Comparable Properties



19 Chesterville Dr BENTLEIGH EAST 3165 (VG)

Agent Comments

4 - -

Price: \$1,197,000

Method: Sale

Date: 18/07/2020

Property Type: House (Res)

Land Size: 623 sqm approx



29 Brooks St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,177,000

Method: Sold Before Auction

Date: 21/11/2020

Property Type: House (Res)

Land Size: 580 sqm approx



102 Marlborough St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 1

Price: \$1,150,000

Method: Auction Sale

Date: 25/11/2020

Property Type: House (Res)

Land Size: 578 sqm approx