

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

19a Stockdale Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,500,000

&

\$1,550,000

Median sale price

Median price \$1,172,500

Property Type Unit

Suburb Bentleigh East

Period - From 01/01/2021

to 31/03/2021

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	3a Becket Av BENTLEIGH EAST 3165	\$1,545,000	02/01/2021
2	13B Norville St BENTLEIGH EAST 3165	\$1,525,000	06/02/2021
3	17a Santaram St BENTLEIGH EAST 3165	\$1,520,000	01/05/2021

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:

17/05/2021 10:28

19a Stockdale Avenue, Bentleigh East Vic 3165



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,550,000
Median Unit Price
March quarter 2021: \$1,172,500

Comparable Properties



3a Becket Av BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,545,000
Method: Private Sale
Date: 02/01/2021
Property Type: Townhouse (Single)



13B Norville St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,525,000
Method: Private Sale
Date: 06/02/2021
Property Type: Townhouse (Single)
Land Size: 370 sqm approx



17a Santaram St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,520,000
Method: Auction Sale
Date: 01/05/2021
Property Type: Townhouse (Res)
Land Size: 300 sqm approx

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