

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

9 Cavalier Street, Bentleigh East, VIC 3165

Indicative selling price

Single Price or Range between
\$1,050,000 - \$1,100,000

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

Median sale price

Median Price \$1,100,500	Property Type House	Suburb BENTLEIGH EAST
Period From 22/04/2019	Period To 22/10/2019	Source Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



6 LUDWELL CRESCENT BENTLEIGH EAST

3 2 2

Price \$1,070,000
Date of Sale 07/09/2019
Land 659 sqm



99 DEAKIN STREET BENTLEIGH EAST

3 1 2

Price \$1,070,000
Date of Sale 21/08/2019
Land 583 sqm



40 PALOMA STREET BENTLEIGH EAST

3 1 3

Price \$1,030,000
Date of Sale 24/07/2019
Land 648 sqm