

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	40 Deakin Street Bentleigh East, 3165
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Indicative selling price

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

Range between	\$2,600,000 & \$2,850,000
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Median sale price

Median price	\$1,427,500	Property Type	HOUSE	Suburb	BENTLEIGH EAST
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Period - From	01-Nov-2022	to	31-Oct-2023	Source	Corelogic
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Comparable property sales

	Address of comparable property	Price	Date of sale
1	16 Dermot Street, Oakleigh South VIC 3167	\$2,860,000	01-Jul-2023
2	3 Mawby Road, Bentleigh East VIC 3165	\$2,830,000	21-Oct-2023
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

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 10-Nov-2023 at 11:38:07 AM EST