

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

69 Blamey Street, Bentleigh East Vic 3165

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,210,000

&

\$1,331,000

Median sale price

Median price

\$1,300,000

House

X

Unit

Suburb

Bentleigh East

Period - From

01/10/2017

to

31/12/2017

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	55 Blamey St BENTLEIGH EAST 3165	\$1,330,000	23/09/2017
2	72 Blamey St BENTLEIGH EAST 3165	\$1,260,000	23/01/2018
3	19 Greendale Rd BENTLEIGH EAST 3165	\$1,260,000	02/12/2017

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.

69 Blamey Street, Bentleigh East Vic 3165



Oren Flamm

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Indicative Selling Price

\$1,210,000 - \$1,331,000

Median House Price

December quarter 2017: \$1,300,000



4 2 4

Rooms:

Property Type: House (Res)

Land Size: 760 sqm approx

Agent Comments

Comparable Properties



55 Blamey St BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

3 1 2

Price: \$1,330,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 4

Property Type: House (Res)

Land Size: 715 sqm approx



72 Blamey St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 4

Price: \$1,260,000

Method: Private Sale

Date: 23/01/2018

Rooms: -

Property Type: House



19 Greendale Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 2 2

Price: \$1,260,000

Method: Auction Sale

Date: 02/12/2017

Rooms: 5

Property Type: House (Res)

Land Size: 530 sqm approx