

# 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

50 Beddoe Avenue, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,322,000

Property Type House

Suburb Bentleigh East

Period - From 01/10/2020

to 31/12/2020

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	8 Edinburgh St BENTLEIGH EAST 3165	\$1,272,500	07/11/2020
2	18 Edinburgh St BENTLEIGH EAST 3165	\$1,250,000	13/11/2020
3	17 Melva St BENTLEIGH EAST 3165	\$1,245,000	24/11/2020

**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:

04/02/2021 13:55



3 2 2

**Property Type:** House

Agent Comments

A picture of pride from another era, this quality built 3 bedroom cream brick classic was made for families and ready for more. Enjoying high ceilings this well-proportioned charmer features spacious lounge and dining room, 3 bedrooms, 2.5 bathrooms, separate family room and study/4th bedroom. With scope to renovate and extend or subdivide and redevelop (STCA) on 607sqm approx, this brick classic is perfect to live in or let out while you decide its fate.

## Comparable Properties



**8 Edinburgh St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3 2 2

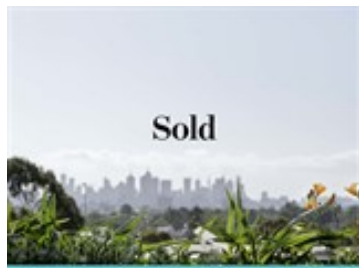
**Price:** \$1,272,500

**Method:** Auction Sale

**Date:** 07/11/2020

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**18 Edinburgh St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 13/11/2020

**Property Type:** House

**Land Size:** 592 sqm approx



**17 Melva St BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 1 1

**Price:** \$1,245,000

**Method:** Auction Sale

**Date:** 24/11/2020

**Property Type:** House (Res)

**Land Size:** 574 sqm approx