

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

30 Stockdale Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,749,000

Median sale price

Median price

\$1,547,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2021

to

30/09/2021

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	4 Kadir St BENTLEIGH EAST 3165	\$1,850,000	03/11/2021
2	40 Matthews Rd BENTLEIGH EAST 3165	\$1,700,000	23/11/2021
3	32 Pasadena Cr BENTLEIGH EAST 3165	\$1,670,000	04/12/2021

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:

13/12/2021 12:14

30 Stockdale Avenue, Bentleigh East Vic 3165

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$1,749,000

Median House Price

September quarter 2021: \$1,547,500



4 2 2

Property Type: House (Res)

Land Size: 589 sqm approx

Agent Comments

Comparable Properties



4 Kadir St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 1

Price: \$1,850,000

Method: Auction Sale

Date: 03/11/2021

Property Type: House (Res)



40 Matthews Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

5 3 4

Price: \$1,700,000

Method: Private Sale

Date: 23/11/2021

Property Type: House

Land Size: 828 sqm approx



32 Pasadena Cr BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 4

Price: \$1,670,000

Method: Auction Sale

Date: 04/12/2021

Property Type: House (Res)

Land Size: 830 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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