

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

2/93 Tambet Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,131,250

Property Type Unit

Suburb Bentleigh East

Period - From 01/04/2020

to

31/03/2021

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	2/98 Tambet St BENTLEIGH EAST 3165	\$1,084,000	23/12/2020
2	232a Tucker Rd MCKINNON 3204	\$1,150,000	04/05/2021
3	1/3 Deborah Av BENTLEIGH EAST 3165	\$1,135,000	19/03/2021

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:

14/06/2021 13:42



3 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

Year ending March 2021: \$1,131,250

Comparable Properties



2/98 Tambet St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 2

Price: \$1,084,000

Method: Auction Sale

Date: 23/12/2020

Property Type: House (Res)

Land Size: 325 sqm approx



232a Tucker Rd MCKINNON 3204 (REI)

Agent Comments

2 1 1

Price: \$1,150,000

Method: Sold Before Auction

Date: 04/05/2021

Property Type: Unit



1/3 Deborah Av BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,135,000

Method: Sold Before Auction

Date: 19/03/2021

Property Type: Townhouse (Res)

Land Size: 297 sqm approx