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	40 Bellevue Road, Bentleigh East Vic 3165
postcode	

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000	Range between	\$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$1,547,500	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	44a Gardeners Rd BENTLEIGH EAST 3165	\$1,300,000	08/07/2021
2	5 Moray St BENTLEIGH EAST 3165	\$1,265,000	09/10/2021
3	1/13 Lilac St BENTLEIGH EAST 3165	\$1,200,000	08/09/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/10/2021 11:10













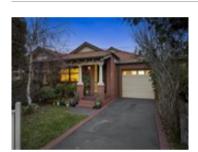
Property Type: House Land Size: 342 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price**

September guarter 2021: \$1,547,500

Comparable Properties



44a Gardeners Rd BENTLEIGH EAST 3165

(REI/VG)





Price: \$1,300,000

Method: Sold Before Auction

Date: 08/07/2021

Property Type: Townhouse (Res)

Agent Comments



5 Moray St BENTLEIGH EAST 3165 (REI)







Price: \$1,265,000 Method: Private Sale Date: 09/10/2021 Property Type: House Land Size: 281 sqm approx **Agent Comments**



1/13 Lilac St BENTLEIGH EAST 3165 (REI)

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Method: Sold Before Auction

Date: 08/09/2021

Price: \$1,200,000

Property Type: Townhouse (Res) Land Size: 271 sqm approx

Agent Comments

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



