

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

40 Bellevue Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

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	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 comparable properties 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



3 2 2

Property Type: House
Land Size: 342 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
September quarter 2021: \$1,547,500

Comparable Properties



44a Gardeners Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 2

Price: \$1,300,000
Method: Sold Before Auction
Date: 08/07/2021
Property Type: Townhouse (Res)



5 Moray St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

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



1/13 Lilac St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,200,000
Method: Sold Before Auction
Date: 08/09/2021
Property Type: Townhouse (Res)
Land Size: 271 sqm approx