

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 64 Beddoe Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,060,000 House Unit Suburb Bentleigh East

Period - From 01/04/2019 to 30/06/2019 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	16 Marlborough St BENTLEIGH EAST 3165	\$1,074,000	06/07/2019
2	57 Marlborough St BENTLEIGH EAST 3165	\$1,017,000	06/07/2019
3	20 Rudyard St BENTLEIGH EAST 3165	\$995,000	22/06/2019

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.



Rooms:
Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
June quarter 2019: \$1,060,000

Beautiful 3 bedroom cream brick treasure on a 650sqm approx. corner, enjoying comfort for now & choices in the future, featuring 2 living zones, a smart-modern kitchen (WI pantry), vintage bathroom + shower room, covered patio, 2 garages and a home studio. Near Coatesville PS, Mackie Rd Reserve & bus, walk to cafes & GESAC. Note: potential development site (STCA).

Comparable Properties



16 Marlborough St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,074,000
Method: Auction Sale
Date: 06/07/2019
Rooms: -
Property Type: House (Res)
Land Size: 595 sqm approx



57 Marlborough St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,017,000
Method: Auction Sale
Date: 06/07/2019
Rooms: -
Property Type: House (Res)
Land Size: 585 sqm approx



20 Rudyard St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$995,000
Method: Auction Sale
Date: 22/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 587 sqm approx