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	12 Rae Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,325,000

Median sale price

Median price $1,462,250 Property Type House Suburb Bentleigh East

Period - From 01/07/2024 to 30/09/2024 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	14 Highview Rd BENTLEIGH EAST 3165	$1,350,000	31/08/2024
2	10 Kenjulie Dr BENTLEIGH EAST 3165	$1,390,000	24/07/2024
3	46 Abbin Av BENTLEIGH EAST 3165	$1,355,000	13/06/2024

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: 28/10/2024 10:26

12 Rae Street, Bentleigh East Vic 3165

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4 2 4

Property Type: House
Land Size: 622 sqm approx

Indicative Selling Price
$1,325,000
Median House Price
September quarter 2024: $1,462,250

Agent Comments

Embrace the timeless charm of this classic brick home situated on a generous north facing allotment, delivering an abundance of opportunities to extend up and out, further renovate an already updated, superbly comfortable interior or explore rebuild options (STCA) to create your dream home.

Comparable Properties



14 Highview Rd BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $1,350,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 620 sqm approx

Agent Comments



10 Kenjulie Dr BENTLEIGH EAST 3165 (REI/VG)

3 1 3

Price: $1,390,000
Method: Sold Before Auction
Date: 24/07/2024
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments



46 Abbin Av BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $1,355,000
Method: Private Sale
Date: 13/06/2024
Property Type: House
Land Size: 588 sqm approx

Agent Comments

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