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<br>Including suburb and postcode | 64 Deakin Street, Bentleigh East, VIC 3165 |

## Indicative selling price

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

Range between $1,850,000 & $1,900,000

## Median sale price

Median price $1,450,000 Property Type House Suburb BENTLEIGH EAST

Period - From 20/05/2024 to 19/11/2024 Source core_logic

## Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 1 6 Ellen Street Bentleigh East Vic 3165 | $1,950,000 | 2024-10-24 |
| 2 64 Barrington Street Bentleigh East Vic 3165 | $1,910,000 | 2024-09-21 |
| 3 81 Parkmore Road Bentleigh East Vic 3165 | $1,800,000 | 2024-08-31 |

This Statement of Information was prepared on: 20/11/2024