

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

1/98 TAMBET STREET BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$920,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,405,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

1/2 SIMMONDS STREET HUGHESDALE VIC 3166	\$950,000	04-Dec-23
1/12 MAJDAL STREET BENTLEIGH EAST VIC 3165	\$989,000	02-Sep-23
1 SUMERSETT AVENUE OAKLEIGH SOUTH VIC 3167	\$915,000	24-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 17 January 2024



**1/2 SIMMONDS STREET
 HUGHESDALE VIC 3166**

2 1 -

Sold Price ^{RS} **\$950,000** ^{UN} Sold Date **04-Dec-23**

Distance **0.93km**



**1/12 MAJDAL STREET BENTLEIGH
 EAST VIC 3165**

2 1 2

Sold Price **\$989,000** Sold Date **02-Sep-23**

Distance **0.74km**



**1 SUMERSETT AVENUE OAKLEIGH
 SOUTH VIC 3167**

3 1 2

Sold Price **\$915,000** Sold Date **24-Aug-23**

Distance **1.28km**

RS = Recent sale **UN** = Undisclosed Sale

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