

# 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

118b Deakin Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,575,000

### Median sale price

Median price

\$1,456,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2023

to

30/09/2023

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	4A Deakin St BENTLEIGH EAST 3165	\$1,686,000	28/10/2023
2	12b Roselyn Cr BENTLEIGH EAST 3165	\$1,595,000	29/09/2023
3	16a Keswick St BENTLEIGH EAST 3165	\$1,515,000	14/10/2023

**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:

21/11/2023 17:45



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,575,000

**Median House Price**  
September quarter 2023: \$1,456,000

## Comparable Properties



**4A Deakin St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,686,000  
**Method:** Expression of Interest  
**Date:** 28/10/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 307 sqm approx



**12b Roselyn Cr BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,595,000  
**Method:** Private Sale  
**Date:** 29/09/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 345 sqm approx



**16a Keswick St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,515,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** Townhouse (Res)

Account - Buxton | P: 03 9563 9933