

# 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

|   |
|---|
| 80 Stockdale Avenue, 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 

|  |
|--|
|  |
|--|

 or range between 

|             |
|-------------|
| \$1,260,000 |
|-------------|

 & 

|             |
|-------------|
| \$1,290,000 |
|-------------|

### Median sale price

Median price 

|              |
|--------------|
| \$ 1,417,500 |
|--------------|

 Property type 

|       |
|-------|
| House |
|-------|

 Suburb 

|                |
|----------------|
| BENTLEIGH EAST |
|----------------|

Period - From 

|            |
|------------|
| 16/04/2023 |
|------------|

 to 

|            |
|------------|
| 15/04/2024 |
|------------|

 Source 

|            |
|------------|
| core_logic |
|------------|

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six 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 | 10 Millis Avenue Bentleigh East Vic 3165   | \$1,354,000 | 2023-11-23   |
| 2 | 7 Kashmiria Street Bentleigh East Vic 3165 | \$1,310,000 | 2023-11-28   |
| 3 | 10 Brosnan Road Bentleigh East Vic 3165    | \$1,300,000 | 2023-12-04   |

This Statement of Information was prepared on: 

|            |
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| 16/04/2024 |
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