

## 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

86A BEDDOE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,130,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Apr 2023

to

31 Mar 2024

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

12B YARALLA ROAD BENTLEIGH EAST VIC 3165	\$1,405,500	22-Feb-24
33B TAMBET STREET BENTLEIGH EAST VIC 3165	\$1,510,000	02-Dec-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: 30 April 2024



**12B YARALLA ROAD BENTLEIGH  
EAST VIC 3165**

4 3 1

Sold Price **\$1,405,500** Sold Date **22-Feb-24**

Distance **0.65km**



**33B TAMBET STREET BENTLEIGH  
EAST VIC 3165**

4 2 2

Sold Price **\$1,510,000** Sold Date **02-Dec-23**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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