

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

48 Purtell Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$975,000 & \$1,050,000

Median sale price

Median price \$1,258,500 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2021 to 30/06/2021 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	1/26 Francesco St BENTLEIGH EAST 3165	\$1,060,000	24/06/2021
2	1/48 Abbin Av BENTLEIGH EAST 3165	\$1,063,000	29/03/2021
3	29 Dega Av BENTLEIGH EAST 3165	\$1,049,000	22/03/2021

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:

02/08/2021 14:30



Property Type: Townhouse
(Single)

Agent Comments

Timeless freestanding 3 bedroom 2 bathroom single level residence. On its own title, this quality-built abode enjoys polished boards throughout, relaxed living and dining with Tasmanian Oak kitchen (Blanco/Bosch appliances), a sun filled main bedroom (WIR & ensuite), spa bathroom & an easy-care courtyard garden. Well appointed, it boasts hydronic heating, R/C air cond, security, instant hot water, ducted vac, solar panels & a double auto garage. With trendy cafes nearby, walk to Centre Rd shops, schools, GESAC & transport.

Comparable Properties



1/26 Francesco St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,060,000

Method: Private Sale

Date: 24/06/2021

Property Type: House



1/48 Abbin Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,063,000

Method: Sold Before Auction

Date: 29/03/2021

Property Type: Townhouse (Res)



29 Dega Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,049,000

Method: Private Sale

Date: 22/03/2021

Rooms: 4

Property Type: House

Land Size: 328 sqm approx