

# 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

17 Somers Street, Bentleigh Vic 3204

### Indicative selling price

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

Range between \$1,700,000

&

\$1,750,000

### Median sale price

Median price \$1,532,500

Property Type House

Suburb Bentleigh

Period - From 01/10/2020

to 31/12/2020

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	6 Mclean Av BENTLEIGH 3204	\$1,800,000	28/12/2020
2	22 Mitchell St BENTLEIGH 3204	\$1,780,000	06/02/2021
3	8 Lily St BENTLEIGH 3204	\$1,773,800	12/11/2020

**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:

25/02/2021 19:08



3 2 2

**Property Type:** House (Res)

**Land Size:** 570 sqm approx

**Agent Comments**

Absolutely gorgeous 3 bedroom 2 bathroom Californian Bungalow enjoying a Hamptons style stone kitchen (Belling stove, butler's pantry), upstairs main bedroom retreat, huge north facing open plan entertaining, sun-drenched deck (BBQ kitchen) & secure carport. Coveted street.

**Indicative Selling Price**

\$1,700,000 - \$1,750,000

**Median House Price**

December quarter 2020: \$1,532,500

## Comparable Properties



**6 Mclean Av BENTLEIGH 3204 (REI)**

**Agent Comments**

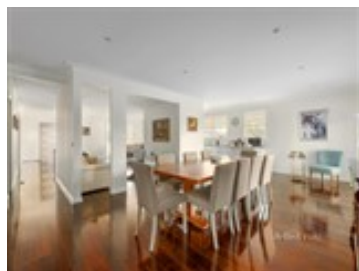
4 2 2

**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 28/12/2020

**Property Type:** House



**22 Mitchell St BENTLEIGH 3204 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,780,000

**Method:** Auction Sale

**Date:** 06/02/2021

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**8 Lily St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$1,773,800

**Method:** Private Sale

**Date:** 12/11/2020

**Property Type:** House

**Land Size:** 589 sqm approx