#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

| Address Including suburb and postcode | 4b Lesden Street, Bentleigh East Vic 3165 |
|---------------------------------------|---|
|                                       |   |

#### Indicative selling price

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

Single price \$1,195,000

#### Median sale price

| Median price  | \$1,217,500 | Pro | perty Type | House |        | Suburb | Bentleigh East |
|---------------|-------------|-----|------------|-------|--------|--------|----------------|
| Period - From | 22/07/2019  | to  | 21/07/2020 |       | 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

|   | areas or comparable property       | 1 1100      | Date of Sale |
|---|------------------------------------|-------------|--------------|
| 1 | 9b Bellevue Rd BENTLEIGH EAST 3165 | \$1,218,000 | 06/07/2020   |
| 2 | 37b Adrian St BENTLEIGH EAST 3165  | \$1,200,000 | 27/02/2020   |
| 3 | 1/3 Moor St BENTLEIGH EAST 3165    | \$1,150,000 | 14/03/2020   |

#### 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: | 22/07/2020 13:08 |
|--|------------------|



Date of sale



Anthony Fordham 9593 4500 0408 107 514

**Indicative Selling Price** \$1,195,000 **Median House Price** 22/07/2019 - 21/07/2020: \$1,217,500

anthonyfordham@jelliscraig.com.au



Rooms: 6

Property Type: Townhouse

Agent Comments

Contemporary zoned 3 bedroom + study 2.5 bathroom town residence enjoying a beautiful downstairs main bedroom (WIR & radiant ensuite), savvy stone kitchen, brilliant living & dining, an upstairs retreat, 2 stylish decks, a private grassy area, ducted R/C air cond, solar hot water & an auto garage. Footsteps to Tucker Rd PS & Holmesglen College, walk to bus, cafes & parks.

## Comparable Properties



9b Bellevue Rd BENTLEIGH EAST 3165 (REI)

Price: \$1,218,000 Method: Private Sale Date: 06/07/2020

Property Type: Townhouse (Single)









Price: \$1,200,000 Method: Sale Date: 27/02/2020

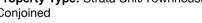
Property Type: Strata Unit/Townhouse -

Conjoined

**Agent Comments** 

Agent Comments

**Agent Comments** 





1/3 Moor St BENTLEIGH EAST 3165 (REI/VG)

Price: \$1,150,000 Method: Auction Sale Date: 14/03/2020

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



