

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

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

Property 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	Price	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

4b Lesden Street, Bentleigh East Vic 3165

**Jellis
Craig**

Anthony Fordham

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Indicative Selling Price

\$1,195,000

Median House Price

22/07/2019 - 21/07/2020: \$1,217,500



3 2 2

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)

Agent Comments

4 3 2

Price: \$1,218,000

Method: Private Sale

Date: 06/07/2020

Property Type: Townhouse (Single)



37b Adrian St BENTLEIGH EAST 3165 (VG)

Agent Comments

4 - -

Price: \$1,200,000

Method: Sale

Date: 27/02/2020

Property Type: Strata Unit/Townhouse - Conjoined



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

Agent Comments

3 2 2

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.