

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

53a Waratah Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$960,000

&

\$1,050,000

Median sale price

Median price \$1,182,500

Property Type Unit

Suburb Bentleigh East

Period - From 01/07/2020

to 30/09/2020

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	10a Esper Av OAKLEIGH SOUTH 3167	\$1,050,000	16/10/2020
2	814b Centre Rd BENTLEIGH EAST 3165	\$1,025,000	23/05/2020
3	33 Paloma St BENTLEIGH EAST 3165	\$1,005,000	20/06/2020

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:

17/11/2020 14:35



Property Type: Townhouse (Res)

Agent Comments

Warm and relaxed 3 bedroom + study 2.5 bathroom town residence featuring a welcoming entry foyer with solid Tasmanian Oak floors, a secluded study, huge north facing living & dining, brilliant stone kitchen (quality appliances), a generous sunny decked courtyard in leafy serenity & an auto garage. Walking distance to Mackie Rd shops, cafes, transport & parks, in Hughesdale PS zone.

Comparable Properties



10a Esper Av OAKLEIGH SOUTH 3167 (REI)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 16/10/2020

Property Type: Townhouse (Single)



814b Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,025,000

Method: Sold Before Auction

Date: 23/05/2020

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 327 sqm approx



33 Paloma St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,005,000

Method: Auction Sale

Date: 20/06/2020

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 335 sqm approx