

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

1 Marriot Road, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$910,000

&

\$970,000

Median sale price

Median price

\$1,677,750

Property Type

House

Suburb

Bentleigh

Period - From

01/01/2021

to

31/03/2021

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	93 Mortimore St BENTLEIGH 3204	\$1,020,000	17/04/2021
2	16 Baker St MOORABBIN 3189	\$965,000	06/02/2021
3	1/43 South Av BENTLEIGH 3204	\$920,000	11/11/2020

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:

21/04/2021 12:07

1 Marriot Road, Bentleigh Vic 3204

**Jellis
Craig**

Robert De Freitas

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Indicative Selling Price

\$910,000 - \$970,000

Median House Price

March quarter 2021: \$1,677,750



3 1 2

Property Type: Strata Unit/Flat

Land Size: 306 sqm approx

Agent Comments

This well-maintained 3 bedroom brick 50s classic is ready for a makeover. Featuring a light filled living and dining room (gas log fire), spotless kitchen, 3 good size bedrooms (robes), family size bathroom/laundry and a west-facing rear garden with undercover paved patio, with room for the kids to play at the front. With so much scope to renovate or rebuild (STCA), it's complete with R/C air cond, shed, a secure carport and additional parking. Walk to Tucker Road Primary School, train, Halley Park, shops and trendy cafés.

Comparable Properties



93 Mortimore St BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,020,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 292 sqm approx



16 Baker St MOORABBIN 3189 (REI)

Agent Comments

3 1 1

Price: \$965,000

Method: Auction Sale

Date: 06/02/2021

Property Type: House (Res)



1/43 South Av BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 2

Price: \$920,000

Method: Private Sale

Date: 11/11/2020

Property Type: House

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