

# 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

3A Harding 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 \$1,450,000

&

\$1,500,000

### Median sale price

Median price \$1,550,000

Property Type House

Suburb Bentleigh

Period - From 09/03/2020

to

08/03/2021

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	38a Tucker Rd BENTLEIGH 3204	\$1,490,000	05/02/2021
2	86a Tucker Rd BENTLEIGH 3204	\$1,472,800	05/12/2020
3	41b Huntley Rd BENTLEIGH 3204	\$1,455,000	06/03/2021

**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:

09/03/2021 21:35

3A Harding Street, Bentleigh Vic 3204

**Jellis  
Craig**

Anthony Fordham  
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anthonyfordham@jellisrcraig.com.au

**Indicative Selling Price**

\$1,450,000 - \$1,500,000

**Median House Price**

09/03/2020 - 08/03/2021: \$1,550,000



4   2   2

**Rooms:** 6

**Property Type:** Townhouse

**Land Size:** 406 sqm approx

Agent Comments

Over 36 squares of living on 406sqm approx., this eye-opening 4 bedroom + study 3 bathroom contemporary haven has perfected family design enjoying 2 north facing entertaining zones, impressive stone kitchen (Asko appliances, WI pantry), a huge laundry with study area, a sail-shaded alfresco area in a beautiful north facing backyard; plantation shutters, European Oak floors, zoned ducted heating/air cond, video intercom, double glazing & a large auto garage (workshop). Stroll to Patterson Road shops, train and Victory Park.

## Comparable Properties



**38a Tucker Rd BENTLEIGH 3204 (REI)**

Agent Comments

4   3   2

**Price:** \$1,490,000

**Method:** Private Sale

**Date:** 05/02/2021

**Property Type:** Townhouse (Single)



**86a Tucker Rd BENTLEIGH 3204 (REI)**

Agent Comments

4   3   4

**Price:** \$1,472,800

**Method:** Auction Sale

**Date:** 05/12/2020

**Property Type:** Townhouse (Res)

**Land Size:** 379 sqm approx



**41b Huntley Rd BENTLEIGH 3204 (REI)**

Agent Comments

4   3   3

**Price:** \$1,455,000

**Method:** Auction Sale

**Date:** 06/03/2021

**Property Type:** Townhouse (Res)

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