

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

2 Blamey Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,290,000

&

\$1,330,000

Median sale price

Median price \$1,446,500

Property Type House

Suburb Bentleigh East

Period - From 01/04/2021

to

30/06/2021

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	28 Matthews Rd BENTLEIGH EAST 3165	\$1,340,000	06/08/2021
2	47 Vasey St BENTLEIGH EAST 3165	\$1,325,000	09/06/2021
3	50 Denver St BENTLEIGH EAST 3165	\$1,305,000	21/07/2021

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:

01/09/2021 14:33



3
 1
 4

Rooms: 3
Property Type: House
Land Size: 635.3 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,290,000 - \$1,330,000
Median House Price
 June quarter 2021: \$1,446,500

An absolute sweetie, this elevated 3 bedroom timber home has a gorgeous energy of easy entertaining and welcoming warmth. Set back from the street, this light filled charmer enjoys a beautiful living room with open fireplace overlooking the glorious gardens; a retro dining room with old-school cocktail bar, bi-fold doors to the family living/dining area, modern kitchen with new oven, plumbing for a fridge and great storage; 3 spacious bedrooms (BIRs), a striking bathroom and a fitted laundry. A sliding door opens to a generous covered alfresco area overlooking the terraced rear garden in a completely secure setting. Fresh and light, this homely haven has all the comforts and space of a family entertainer, complete with ducted heating, evaporative cooling, hardwood floorboards, sheer drapes, timber blinds, instant hot water with temperature control, a water tank and an oversized double garage with workshop bench. In a lovely pocket, a short walk to Chesterville Road shops, parks, East Bentleigh Primary School, buses and childcare, minutes to catholic schools, trendy hidden cafes, industrial estate restaurants and the Yarra Yarra Golf Course and beautiful Karkarook Park.

Comparable Properties



28 Matthews Rd BENTLEIGH EAST 3165 (REI) Agent Comments

3
 2
 1

Price: \$1,340,000
Method: Sold Before Auction
Date: 06/08/2021
Property Type: House (Res)
Land Size: 587 sqm approx



47 Vasey St BENTLEIGH EAST 3165 (REI)

Agent Comments

3
 1
 1

Price: \$1,325,000
Method: Sold Before Auction
Date: 09/06/2021
Property Type: House (Res)
Land Size: 620 sqm approx



50 Denver St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  2

Price: \$1,305,000

Method: Sold Before Auction

Date: 21/07/2021

Property Type: House (Res)

Land Size: 603 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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