

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

1/61 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$972,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

24/07/2019

to

23/07/2020

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		
2		
3		

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:

24/07/2020 09:14

1/61 East Boundary Road, Bentleigh East Vic 3165

**Jellis
Craig**

Kon Galitos

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Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

24/07/2019 - 23/07/2020: \$972,000



 4  1  2

Rooms: 6

Property Type: House

Land Size: 324 sqm approx

Agent Comments

Quality 1950s 4 bedroom 1.5 bathroom abode with modern comfort. In a low maintenance garden setting, it enjoys 2 well-sized living zones, a stylish kitchen, 2 sizeable bedrooms downstairs (BIRs), sparkling bathroom, 3 toilets and a delightful courtyard to entertain in. Welcomed by a security porch, this timeless treasure is one of 2 with polished boards, ducted heating, air cond, evaporative cooling, fantastic storage & a LU garage. With the bus, cafes & parks metres away, moments to Centre Rd shops, GESAC & schools.

Comparable Properties

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.

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.