

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

1/43 Richard Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$795,000 & \$870,000

Median sale price

Median price \$1,005,000 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2020 to 30/06/2020 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	2/4 Santaram St BENTLEIGH EAST 3165	\$915,000	20/07/2020
2	50a Kennedy St BENTLEIGH EAST 3165	\$865,000	15/06/2020
3	2/3 Birdwood St BENTLEIGH EAST 3165	\$851,559	17/07/2020

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:

28/07/2020 15:18



Property Type: House (Res)

Land Size: 370 sqm approx

Agent Comments

Indicative Selling Price

\$795,000 - \$870,000

Median Unit Price

June quarter 2020: \$1,005,000

Engaging 3 bedroom timber home on a secluded garden corner. Enjoying a delightful living & dining room (OFF), granite kitchen, 3 good size bedrooms (main - BIRs), tasteful bathroom, laundry, separate toilet and a garden that's supremely private with its north facing alfresco and a rear utility area (shed & vegie patches). Character filled, it enjoys polished boards, ducted heating/air cond, a security door & secure parking. Coatesville PS zone, a heartbeat to Mackie Rd Reserve, walk to trendy cafés, shops & bus.

Comparable Properties



2/4 Santaram St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$915,000

Method: Private Sale

Date: 20/07/2020

Property Type: Unit



50a Kennedy St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$865,000

Method: Private Sale

Date: 15/06/2020

Property Type: Townhouse (Single)



2/3 Birdwood St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$851,559

Method: Private Sale

Date: 17/07/2020

Property Type: Unit