

# 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

6 Catherine Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,547,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2021

to

30/09/2021

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	54 Lahona Av BENTLEIGH EAST 3165	\$1,600,000	06/10/2021
2	30 Catherine Rd BENTLEIGH EAST 3165	\$1,568,000	27/08/2021
3	1 Tasman Rd BENTLEIGH EAST 3165	\$1,440,000	30/09/2021

**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:

19/10/2021 13:45



3 2 2

**Property Type:** House

**Land Size:** 602 sqm approx

Agent Comments

Funky 60s 3 bedroom 2 bathroom classic cream brick home on 602sqm approx. An excellent renovator, new home site or development opportunity (STCA), the home makes you smile with its old school style, featuring 4 flowing living spaces, a fabulously fun kitchen, 3 good size bedrooms (BIRs), 2 bathroom and a large laundry. The generous rear garden is home to a bungalow and there's also a garage. Family friendly locale, stroll to Tucker Road shops, Tucker Road Primary School and transport.

## Comparable Properties



**54 Lahona Av BENTLEIGH EAST 3165 (REI)**

Agent Comments

4 2 2

**Price:** \$1,600,000

**Method:** Sold Before Auction

**Date:** 06/10/2021

**Property Type:** House (Res)

**Land Size:** 603 sqm approx



**30 Catherine Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

4 2 2

**Price:** \$1,568,000

**Method:** Private Sale

**Date:** 27/08/2021

**Property Type:** House



**1 Tasman Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 1 4

**Price:** \$1,440,000

**Method:** Auction Sale

**Date:** 30/09/2021

**Property Type:** House (Res)