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										
Range betweer	\$1,400,000		&		\$1,500,000					
Median sale p	rice									
Median price	\$1,547,500	Pro	operty Type	Hou	se		Suburb	Bentleigh East		
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Add	dress 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





Robert De Freitas 9593 4500 0421 430 350 robertdefreitas@jelliscraig.com.au

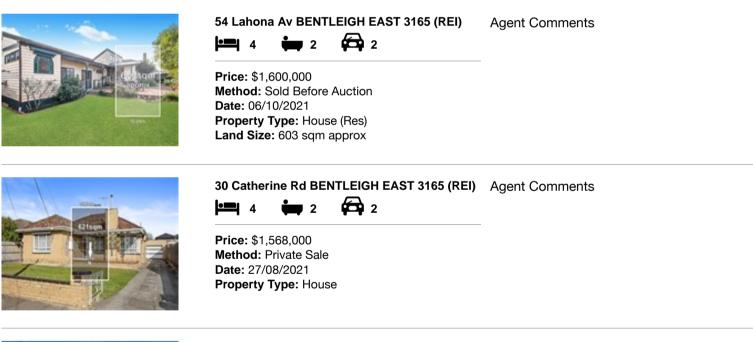




Property Type: House Land Size: 602 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price September quarter 2021: \$1,547,500

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





1 Tasman Rd BENTLEIGH EAST 3165 (REI)



Price: \$1,440,000 Method: Auction Sale Date: 30/09/2021 Property Type: House (Res)

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



propertydata

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Agent Comments