

# 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

8 Opal Court, 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 \$950,000

&

\$1,045,000

### Median sale price

Median price \$1,322,000

Property Type House

Suburb Bentleigh East

Period - From 01/10/2020

to 31/12/2020

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	5 Havana Ct BENTLEIGH EAST 3165	\$1,081,000	28/11/2020
2	48 Golf Rd OAKLEIGH SOUTH 3167	\$1,048,000	28/11/2020
3	72 East Boundary Rd BENTLEIGH EAST 3165	\$1,030,000	21/10/2020

**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:

27/01/2021 12:30



**Property Type:** House

**Land Size:** 550 sqm approx

Agent Comments

What's your vision for this vintage 60s 3 bedroom cream brick classic? Immaculate and well built, this light filled treasure is open to giving it a cosmetic lift and/or a full renovation on its east-west block, featuring a north facing lounge (potential fireplace), adjoining dining/family area, retro kitchen, a tiled patio overlooking the traditional backyard, security doors, ducted heating, air cond, external blinds & a LU garage. In a whisper quiet court, metres to St Peters Catholic School and Centenary Park.

## Comparable Properties



**5 Havana Ct BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,081,000

**Method:** Auction Sale

**Date:** 28/11/2020

**Property Type:** House (Res)



**48 Golf Rd OAKLEIGH SOUTH 3167 (REI)**

Agent Comments



**Price:** \$1,048,000

**Method:** Auction Sale

**Date:** 28/11/2020

**Property Type:** House (Res)

**Land Size:** 561 sqm approx



**72 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,030,000

**Method:** Private Sale

**Date:** 21/10/2020

**Property Type:** House

**Land Size:** 550 sqm approx