

# 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

2 Derry Street, 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 \$1,250,000

&

\$1,350,000

### 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	7 Vasey St BENTLEIGH EAST 3165	\$1,343,000	24/11/2020
2	2 Castlewood St BENTLEIGH EAST 3165	\$1,336,000	28/11/2020
3	1 Lyons St BENTLEIGH EAST 3165	\$1,325,000	24/10/2020

**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:

28/01/2021 13:58



**Property Type:** House

Agent Comments

Sun-splashed 4 bedroom 2 bathroom brick home with a casual feel inside, featuring a sun filled lounge (OFP), a stylish dining area, generous family room, chic central kitchen (900mm stove), a covered alfresco deck in secure private gardens & a secure carport. Stroll to Coatesville Primary School, St Peters School, St James College, Centenary Park & bus.

## Comparable Properties



**7 Vasey St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,343,000

**Method:** Sold Before Auction

**Date:** 24/11/2020

**Property Type:** House (Res)

**Land Size:** 584 sqm approx



**2 Castlewood St BENTLEIGH EAST 3165 (REI)** Agent Comments



**Price:** \$1,336,000

**Method:** Auction Sale

**Date:** 28/11/2020

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**1 Lyons St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,325,000

**Method:** Auction Sale

**Date:** 24/10/2020

**Property Type:** House (Res)

**Land Size:** 637 sqm approx