

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

10 Eastview Crescent, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,210,000

Property Type House

Suburb Bentleigh East

Period - From 01/01/2020

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	17 Rudyard St BENTLEIGH EAST 3165	\$1,240,000	25/03/2021
2	144 Bignell Rd BENTLEIGH EAST 3165	\$1,200,000	27/02/2021
3			

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:

07/04/2021 10:41



4
 2
 2

Property Type: House
Land Size: 664 sqm approx

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending December 2020: \$1,210,000

Agent Comments

A much loved home that's been in the same family for over 60 years, this cherished 4 bedroom 2 bathroom single level home is immaculately maintained and ready for a new family to love. Full of warm timber detail, this comfortable classic features a wide front verandah, 4 large bedrooms (BIRs, tidy ensuite), north facing living & dining room, 80s style kitchen/meals, a library/study with bookshelves, a charming bathroom and a laundry. The generous covered deck is surrounded by a beautifully established gardens that create privacy and tranquility. Rip up the carpet to enjoy the hardwood floors underneath, or enjoy the other comforts and conveniences of a gas heating, evaporative cooling, air conditioning, external awnings, a security door, 2 water tanks, sensor lighting, double garage and a workshop. A fantastic renovator or new home/development site (STCA) on 664sqm approx. in this whisper quiet pocket, walk to Bentleigh Secondary College, Centre Road shopping, great bus services, Centenary Park and GESAC.

Comparable Properties



17 Rudyard St BENTLEIGH EAST 3165 (REI)

Agent Comments

3
 1
 2

Price: \$1,240,000
Method: Sold Before Auction
Date: 25/03/2021
Property Type: House (Res)



144 Bignell Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3
 1
 2

Price: \$1,200,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)
Land Size: 597 sqm approx

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.
