

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

15 Northam Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,363,000

Property Type House

Suburb Bentleigh East

Period - From 01/01/2021

to 31/03/2021

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	23 East Boundary Rd BENTLEIGH EAST 3165	\$1,400,000	17/04/2021
2	10 Glover St BENTLEIGH EAST 3165	\$1,240,000	07/04/2021
3	17 Rudyard St BENTLEIGH EAST 3165	\$1,240,000	25/03/2021

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:

03/05/2021 13:46



Property Type: House (Res)

Land Size: 590 sqm approx

Agent Comments

Cheery 4 bedroom brick classic on 590sqm appx. with a north facing rear garden. With great bones, loads of light and plenty of ambition, it features 2 spacious living zones, 4 large bedrooms (BIRs), fresh kitchen/meals & a north facing 50s backyard with sun filled patio. Securely leased until January 2022, this exciting renovation, rebuild or redevelopment opportunity (STCA) has original floorboards, security doors, gas heating, R/C air cond, garage & parking. Walk to Centre Road shops, bus, GESAC, schools & Centenary Park.

Comparable Properties



23 East Boundary Rd BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,400,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 590 sqm approx



10 Glover St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,240,000

Method: Sold Before Auction

Date: 07/04/2021

Property Type: House (Res)

Land Size: 571 sqm approx



17 Rudyard St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,240,000

Method: Sold Before Auction

Date: 25/03/2021

Property Type: House (Res)