

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 Rae Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,095,000

Median sale price

Median price

\$1,252,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2020

to

31/03/2020

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	25 Rae St BENTLEIGH EAST 3165	\$1,160,000	20/02/2020
2	12 Normanby Rd BENTLEIGH EAST 3165	\$1,160,000	03/04/2020
3	44 Gladesville Dr BENTLEIGH EAST 3165	\$1,050,000	18/05/2020

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:

06/07/2020 11:03

10 Rae Street, Bentleigh East Vic 3165

**Jellis
Craig**

Robert De Freitas

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0421 430 350

robertdefreitas@jellisrcraig.com.au

Indicative Selling Price

\$1,095,000

Median House Price

March quarter 2020: \$1,252,500



4 2 2

Property Type: House (Res)

Land Size: 620 sqm approx

Agent Comments

Comfortable and light filled 4 bedroom 2 bathroom cream brick treasure. With scope to improve, it enjoys a north facing living and dining room, hidden main bedroom (WIR/ BIRs & ensuite), classical style kitchen/meals, delightful family room, spa bathroom and a protected patio in the blissful rear garden. Move in and decide what the future holds, enjoying polished boards, ducted heating, evap cooling & a garage. Zoned for East Bentleigh PS, metres to Moorleigh Reserve, walk to great entertainment, buses and childcare.

Comparable Properties



25 Rae St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 4

Price: \$1,160,000

Method: Sold Before Auction

Date: 20/02/2020

Property Type: House (Res)

Land Size: 673 sqm approx



12 Normanby Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 2

Price: \$1,160,000

Method: Private Sale

Date: 03/04/2020

Rooms: 4

Property Type: House

Land Size: 595 sqm approx



44 Gladesville Dr BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,050,000

Method: Private Sale

Date: 18/05/2020

Property Type: House

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.