

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 Carinya Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,150,000

&

\$1,200,000

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	17 Rudyard St BENTLEIGH EAST 3165	\$1,240,000	25/03/2021
2	17 Gowrie St BENTLEIGH EAST 3165	\$1,225,000	02/12/2020
3	144 Bignell Rd BENTLEIGH EAST 3165	\$1,200,000	27/02/2021

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:

11/05/2021 15:27



3 1 3

Property Type: House

Agent Comments

Untouched 3 bedroom brick classic on 608sqm approx. of land, making it an exciting renovation, new home or development site (STCA), featuring a comfortable lounge, vintage kitchen/meals, a huge east-facing rear garden with generous deck, gas heating and garage. Coatesville PS zone, moments to Mackie Road Reserve, The Links Shopping Centre & bus.

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)



17 Gowrie St BENTLEIGH EAST 3165 (VG)

Agent Comments

3 - -

Price: \$1,225,000

Method: Sale

Date: 02/12/2020

Property Type: House (Res)

Land Size: 585 sqm approx



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