

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

54 Barrington Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,100,000

&

\$1,180,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2019

to

30/09/2020

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	37 Brooks St BENTLEIGH EAST 3165	\$1,180,000	10/07/2020
2	39 Tudor St BENTLEIGH EAST 3165	\$1,171,200	07/07/2020
3	20 Latham St BENTLEIGH EAST 3165	\$1,140,000	11/08/2020

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:

06/11/2020 10:49

54 Barrington Street, Bentleigh East Vic 3165

**Jellis
Craig**

Andrew Panagopoulos
9593 4500
0412054970

andrewpanagopoulos@jellisrcraig.com.au



2 1 1

Property Type: House
Land Size: 692 sqm approx

Indicative Selling Price
\$1,100,000 - \$1,180,000

Median House Price

Year ending September 2020: \$1,200,000

Agent Comments

On 692.9sqm approx. of prized East Bentleigh land, this charming 2 bedroom timber treasure is home to the land you've been looking for. An outstanding new home or development site (STCA) with scope to lease it out prior, this cottage cutie features a delightful L-shaped lounge and dining room, a vintage kitchen/meals, a separate sunroom, 2 large bedrooms (BIRs), a classic bathroom, powder room and a large laundry. Offering the character of high ornate ceilings, timber floor boards and picture rails, it also has the comforts of gas heating, an air conditioner and ample storage. This exciting position is close to the new McKinnon Secondary College campus and East Village shopping village to be opened in 2022, the gorgeous Mackie Road shops & cafes, buses in every direction and is zoned for Coatesville Primary School.

Comparable Properties



37 Brooks St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

4 1 1

Price: \$1,180,000
Method: Sold Before Auction
Date: 10/07/2020
Property Type: House (Res)
Land Size: 696 sqm approx



39 Tudor St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,171,200
Method: Sold Before Auction
Date: 07/07/2020
Property Type: House (Res)

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.



20 Latham St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  2

Price: \$1,140,000

Method: Private Sale

Date: 11/08/2020

Property Type: House

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



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