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 betwee	\$1,100,000		&		\$1,180,000				
Median sale p	rice								
Median price	\$1,200,000	Pro	operty Type	Hou	se		Suburb	Bentleigh East	
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Ade	dress 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:

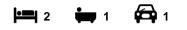
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Andrew Panagopoulos 9593 4500 0412054970 andrewpanagopoulos@jelliscraig.com.au





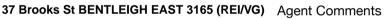
Property Type: House Land Size: 692 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,180,000 Median House Price Year ending September 2020: \$1,200,000

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.

Agent Comments

Comparable Properties







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)

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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) 2

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Agent Comments



Price: \$1,140,000 Method: Private Sale Date: 11/08/2020 Property Type: House

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