

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

1/28 Strathmore Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,535,000 Property Type House Suburb Bentleigh

Period - From 01/07/2020 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 | 3/20 Wheeler St ORMOND 3204 | \$1,330,000 | 16/11/2020 |
| 2 | 28a Carlton St MCKINNON 3204 | \$1,320,000 | 12/12/2020 |
| 3 | 1/266 Tucker Rd MCKINNON 3204 | \$1,265,800 | 26/10/2020 |

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:

11/01/2021 17:53

1/28 Strathmore Street, Bentleigh Vic 3204

**Jellis
Craig**

Robert De Freitas

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

September quarter 2020: \$1,535,000



 3  2  2

Property Type: Townhouse

Agent Comments

Up front and easy freestanding 3 bedroom 2.5 bathroom town residence in the McKinnon Secondary College zone, featuring 3 separate living zones, a superb stone kitchen (stainless steel appliances) and 3 sets of sliding doors onto an east-facing deck. Complete with stone benchtops throughout, it boasts individual room R/C air conditioning, an alarm, double glazed windows, instant hot water, a water tank, an auto garage & partly covered carport. Close to Centre Rd shopping, train, buses, glorious parks & Valkstone PS.

Comparable Properties



3/20 Wheeler St ORMOND 3204 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,330,000

Method: Sold Before Auction

Date: 16/11/2020

Property Type: Townhouse (Res)



28a Carlton St MCKINNON 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,320,000

Method: Auction Sale

Date: 12/12/2020

Property Type: Townhouse (Res)



1/266 Tucker Rd MCKINNON 3204 (REI)

Agent Comments

 4  2  2

Price: \$1,265,800

Method: Sold Before Auction

Date: 26/10/2020

Property Type: Townhouse (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.