

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

16 Laurel Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

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	34 Denver St BENTLEIGH EAST 3165	\$1,500,000	16/06/2021
2	53 Blamey St BENTLEIGH EAST 3165	\$1,600,000	09/06/2021
3	6 David St BENTLEIGH EAST 3165	\$1,710,000	27/05/2021

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:

30/06/2021 10:58



Property Type: House

Agent Comments

Classic 2 bedroom weatherboard gem on a superb 759sqm approx. in the GRZ1 zone. Filled with 60s flair, this untouched treasure enjoys 6 principal rooms including a retro kitchen/meals, a deep level rear garden, a gas heater, air cond, security door & garage. Oozing potential, there's scope to renovate and re-invigorate its original vibe, rebuild a contemporary new home, or redevelop the site (STCA). Around the corner from the IGA Supermarket and zoned for Valkstone Primary School, walk to GESAC, Bailey Reserve, shops and transport.

Comparable Properties



34 Denver St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,500,000

Method: Sold Before Auction

Date: 16/06/2021

Property Type: House (Res)

Land Size: 738 sqm approx



53 Blamey St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,600,000

Method: Sold Before Auction

Date: 09/06/2021

Property Type: House (Res)

Land Size: 719 sqm approx



6 David St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,710,000

Method: Auction Sale

Date: 27/05/2021

Property Type: House (Res)

Land Size: 764 sqm approx