

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

4 Carmel Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,165,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2019

to

30/09/2019

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	5 St Peters Ct BENTLEIGH EAST 3165	\$1,340,000	14/09/2019
2	1 Konrad St BENTLEIGH EAST 3165	\$1,300,000	23/05/2019
3	4 Margaretta St BENTLEIGH EAST 3165	\$1,275,000	19/10/2019

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:

06/11/2019 13:29



3 1 2

Property Type: House (Res)

Land Size: 699 sqm approx

Agent Comments

Stylish 3 bedroom 2 bathroom Modernist classic at the top of a quiet cul de sac. Creating a stunning private hideaway of easy entertaining, it features 2 separate living zones (gas fireplace), brand new stone kitchen (Bosch/Blanco appliances), generous main bedroom (2 x BIRs & designer ensuite), tranquil pergola & fire-pit area. Beautifully finished, it has polished boards, ducted heating, air cond, double carport & a triple-garage-size workshop/studio. Metres to cafes, Bentleigh Secondary College & parkland, zoned for Tucker Rd PS.

Comparable Properties



5 St Peters Ct BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 2

Price: \$1,340,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 647 sqm approx



1 Konrad St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,300,000

Method: Sold Before Auction

Date: 23/05/2019

Property Type: House (Res)

Land Size: 633 sqm approx



4 Margaretta St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,275,000

Method: Auction Sale

Date: 19/10/2019

Property Type: House (Res)