

# 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

45 Northam Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,250,000

&

\$1,350,000

### Median sale price

Median price

\$1,267,250

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2020

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	907 Centre Rd BENTLEIGH EAST 3165	\$1,295,000	02/07/2021
2	47 Vasey St BENTLEIGH EAST 3165	\$1,325,000	09/06/2021
3	8 Martin Ct BENTLEIGH EAST 3165	\$1,266,000	04/06/2021

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:

13/07/2021 11:30



3 1 4

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 630 sqm approx

**Agent Comments**

On 630sqm approx., this sun-filled 3 bedroom cream brick 1950s classic is a fine example of mid-century living. Enjoying a north facing rear garden, this triple fronted abode is well-presented with loads of family comfort, featuring a wide hallway with glass bi-fold doors to a relaxed living room (timber lined wall and custom cabinetry), a sunny kitchen with family dining area, a timber-lined north facing sunroom, 3 good-size bedrooms (2 – BIRs), a vintage bathroom, spotless laundry and a separate toilet. Secure and sun filled, the north facing rear garden has loads of storage space for a boat, caravan or trailer in the huge carport, plus there's a workshop and other outbuildings. Update the home with a contemporary renovation, start afresh with your own family dream, or redevelop the site (STCA), it's comfortable as it is with ducted & panel heating, R/C air conditioning, a security door and an auto gate. In this sought-after family pocket, a short stroll to buses, Centenary Park, and Time and Place café, within the Coatesville Primary School and Bentleigh Secondary College zone, walk to St Peter's Primary School and St Bede's College.

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

Year ending March 2021: \$1,267,250

## Comparable Properties



**907 Centre Rd BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,295,000  
**Method:** Private Sale  
**Date:** 02/07/2021  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 587 sqm approx



**47 Vasey St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,325,000  
**Method:** Sold Before Auction  
**Date:** 09/06/2021  
**Property Type:** House (Res)  
**Land Size:** 620 sqm approx



8 Martin Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

 3    1    4

**Price:** \$1,266,000

**Method:** Private Sale

**Date:** 04/06/2021

**Property Type:** House

**Land Size:** 630 sqm approx

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