

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

27 Northam Road, 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

\$1,363,000

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	4 Ludwell Cr BENTLEIGH EAST 3165	\$1,300,000	01/04/2021
2	17 Rudyard St BENTLEIGH EAST 3165	\$1,240,000	25/03/2021
3	10 Glover St BENTLEIGH EAST 3165	\$1,240,000	07/04/2021

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:

18/05/2021 16:44



Property Type: House

Agent Comments

Classic 3 bedroom brick gem on 599sqm appx. with a north facing rear garden. Renovate and extend, rebuild or redevelop (STCA), as this original classic has potential for all, currently enjoying an L-shaped living/dining room (gas heater, air cond), vintage kitchen, 3 bedrooms (BIRs) and retro bathroom. Adjoining a walkway to Centre Road in Coatesville PS zone.

Comparable Properties



4 Ludwell Cr BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 01/04/2021

Property Type: House

Land Size: 635 sqm approx



17 Rudyard St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,240,000

Method: Sold Before Auction

Date: 25/03/2021

Property Type: House (Res)

Land Size: 562 sqm approx



10 Glover St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,240,000

Method: Sold Before Auction

Date: 07/04/2021

Property Type: House (Res)

Land Size: 571 sqm approx