

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

3 Atkinson Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,502,500

Property Type House

Suburb Bentleigh

Period - From 01/10/2019

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	85 Brewer Rd BENTLEIGH 3204	\$1,500,000	12/06/2020
2	85 London St BENTLEIGH 3204	\$1,490,000	21/11/2020
3	133 Jasper Rd BENTLEIGH 3204	\$1,420,000	23/06/2020

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:

25/11/2020 12:46



Property Type: House
Land Size: 613 sqm approx

Indicative Selling Price
 \$1,400,000 - \$1,500,000

Median House Price

Year ending September 2020: \$1,502,500

Agent Comments

A beautiful blend of Art Deco charm and architectural WOW is found in this gorgeous 4 bedroom + study 2 bathroom single level timber treasure. Enchanting with its leadlights, high ornate ceilings, picture rails and plate ledges, this sun drenched sanctuary enjoys a double leadlight door entry, a wide hallway, a delightful main bedroom with BIRs and modern ensuite, 2 further large bedrooms (BIRs), a versatile 4th bedroom/2nd living area, a glass enclosed custom fitted study, stylish bathroom, a European laundry, a brilliant stone kitchen with marble island bench, Smeg cooking appliances, Asko dishwasher and a frameless glass window that connects the outdoor BBQ area with inside (BYO BBQ), and a relaxed north facing open plan living & dining area with huge windows taking in the picture perfect designer landscape. The north facing gardens are divine, divided into individual spaces, yet with a sense of connection throughout, featuring two alfresco decks connected by a tranquility pond, bluestone river stones, rendered arbour, 4 vegie patches with a berry screen hiding the cedar shed, a lovely lawn, olive trees and lavender softening the edges. Designed by architect Paul Delany, this open and airy haven creates a welcome flow of air with its huge picture windows and sliding doors, while featuring hardwood floors, ducted heating, air conditioning, security doors, excellent storage, a water tank and parking for 2. Around the corner from the picturesque Halley Park, Patterson shops and the train station, minutes to Centre Road shops and OLSH College, zoned for Bentleigh West Primary School and Brighton Secondary College.

Comparable Properties



85 Brewer Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 12/06/2020
Property Type: House
Land Size: 695 sqm approx



85 London St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,490,000
Method: Auction Sale
Date: 21/11/2020
Property Type: House (Res)
Land Size: 583 sqm approx



133 Jasper Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,420,000
Method: Private Sale
Date: 23/06/2020
Property Type: House (Res)
Land Size: 713 sqm approx