## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

\$1,420,000

# Property offered for sale

Address	3 Atkinson Street, Bentleigh Vic 3204
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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#### Median sale price

Median price	\$1,502,500	Pro	perty 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)

133 Jasper Rd BENTLEIGH 3204

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.

Add	dress 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

#### OR

3

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



23/06/2020



**Andrew Panagopoulos** 9593 4500 0412054970

> **Indicative Selling Price** \$1,400,000 - \$1,500,000 **Median House Price**

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

andrewpanagopoulos@jelliscraig.com.au



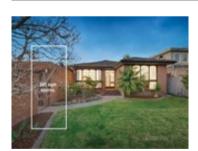


Property Type: House Land Size: 613 sqm approx

**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)





Price: \$1,500,000 Method: Private Sale Date: 12/06/2020 Property Type: House

Land Size: 695 sqm approx

**Agent Comments** 



85 London St BENTLEIGH 3204 (REI)

**-** 5





Price: \$1,490,000 Method: Auction Sale Date: 21/11/2020

Property Type: House (Res) Land Size: 583 sqm approx Agent Comments

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







133 Jasper Rd BENTLEIGH 3204 (REI/VG)

**=** 3





**€** 2

**Agent Comments** 

Price: \$1,420,000 Method: Private Sale Date: 23/06/2020

Property Type: House (Res) Land Size: 713 sqm approx

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



