

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

12 Northam Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Bentleigh East

Period - From 01/07/2020 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	20 Latham St BENTLEIGH EAST 3165	\$1,140,000	11/08/2020
2	36 Mc Guinness Rd BENTLEIGH EAST 3165	\$1,085,000	11/09/2020
3	10 Rae St BENTLEIGH EAST 3165	\$1,085,000	26/08/2020

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:

12/11/2020 14:31



Property Type: House (Res)

Land Size: 620 sqm approx

Agent Comments

Sun-splashed 3 bedroom cream brick treasure on 620sqm approx. with scope to renovate and extend, featuring a north facing L-shaped living and dining room, a mid-century kitchen/meals, a classic 50s backyard, 2 carports & a LU garage. Coatesville PS zone.

Indicative Selling Price

\$1,050,000 - \$1,155,000

Median House Price

September quarter 2020: \$1,100,000

Comparable Properties



20 Latham St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,140,000

Method: Private Sale

Date: 11/08/2020

Property Type: House

36 Mc Guinness Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,085,000

Method: Private Sale

Date: 11/09/2020

Property Type: House (Res)

Land Size: 588 sqm approx



10 Rae St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,085,000

Method: Private Sale

Date: 26/08/2020

Property Type: House

Land Size: 620 sqm approx