

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

40 Latham Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,900,000

&

\$2,090,000

Median sale price

Median price

\$1,210,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2020

to

31/12/2020

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	9 Birdwood St BENTLEIGH EAST 3165	\$1,910,000	04/11/2020
2			
3			

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:

22/02/2021 18:31



5
 3
 2

Property Type: House
Land Size: 585 sqm approx

Indicative Selling Price
 \$1,900,000 - \$2,090,000

Median House Price

Year ending December 2020: \$1,210,000

Agent Comments

In the 2022 McKinnon Secondary College zone, this imposing 5 bedroom + study 3 bathroom family home with blow you away with its space. Made to feel homely and warm, this one owner entertainer enjoys a north facing sitting room/executive study, downstairs guest bedroom with adjoining bathroom, huge open plan entertaining area, gorgeous stone kitchen (900mm Blanco appliances, 2 WI pantries), a light filled rumpus room and a huge laundry. Entertaining is easy in the secluded rear garden with its undercover/open air decks and manicured lawn. Upstairs features a sun filled retreat area, 4 beautiful bedrooms (BIRs) including the main with WIR, luxe ensuite and a balcony; a stunning bathroom and a separate toilet. Only 5 years old, this family favourite is finished with European Oak floors, zoned ducted heating/air conditioning, security door, alarm and a double auto garage. An easy walk to the lovely Mackie Road shops, cafes, bus services and parkland, zoned for Coatesville Primary School.

Comparable Properties



9 Birdwood St BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

5
 3
 4

Price: \$1,910,000
Method: Private Sale
Date: 04/11/2020
Property Type: House
Land Size: 830 sqm approx

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.