Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	40 Latham Street, Bentleigh East Vic 3165
Including suburb and	
postcode	
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Indicative selling price

Property offered for sale

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	Pro	perty 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 sixmonths 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			

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:	22/02/2021 18:31









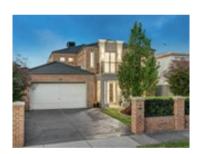
Property Type: House **Land Size:** 585 sqm approx

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)

4 5 **•**





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

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.

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