

# 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

10 Barrani Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,600,000

&

\$1,760,000

### Median sale price

Median price

\$1,363,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2021

to

31/03/2021

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	18 Murrong Av BENTLEIGH EAST 3165	\$1,730,000	15/05/2021
2	6 Ellen St BENTLEIGH EAST 3165	\$1,810,000	08/05/2021
3	2 Poet Rd BENTLEIGH EAST 3165	\$1,810,000	17/04/2021

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:

16/06/2021 14:08



**Rooms:** 7

**Property Type:** House

**Land Size:** 738 sqm approx

Agent Comments

Captivating 3 bedroom + study, 2 bathroom timber home in park-like gardens enjoying a spellbinding main bedroom (BIRs & semi-ensuite), 3 gorgeous living areas (ornamental fireplace), sensational stone kitchen, private study, a covered patio overlooking the salt-water pool and a sun-filled gazebo in garden beauty. Full of timber warmth, this single level gem has gas heating, R/C air cond, a tandem carport & large workshop/shed. McKinnon Secondary College zone, metres to parks, Mackie Rd shops, cafés & transport.

## Comparable Properties



**18 Murrong Av BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,730,000

**Method:** Auction Sale

**Date:** 15/05/2021

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**6 Ellen St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,810,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** House (Res)

**Land Size:** 580 sqm approx



**2 Poet Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,810,000

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** House (Res)