

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

697 South Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,180,000

Property Type

House

Suburb

Bentleigh East

Period - From

20/03/2019

to

19/03/2020

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	3 Jeffrey St BENTLEIGH 3204	\$1,730,000	19/10/2019
2	86 East Boundary Rd BENTLEIGH EAST 3165	\$1,706,000	12/10/2019
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:

20/03/2020 10:36



5
 1
 4

Rooms: 3

Property Type: House (Res)

Land Size: 628 sqm approx

Agent Comments

A distinctive home immersed in natural light, warm cedar and incredible spaces, this Latitude 37 designed 5 bedroom + study 3.5 bathroom masterpiece is uniquely crafted to showcase 3 spectacular north facing entertaining zones, dynamic stone kitchen (butler's pantry, iNook & AEG appliances); 2 sublime bedroom suites (WIRs & ensuite), a mudroom by the double auto garage, a bluestone alfresco area (outdoor kitchen) + lounge deck in a designer landscape; zoned ducted heating/air cond, an alarm, solar hot water, irrigation, double glazing, garden lighting & extra parking for 2. Metres to shops & bus, Southmoor PS zone.

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

20/03/2019 - 19/03/2020: \$1,180,000

Comparable Properties



3 Jeffrey St BENTLEIGH 3204 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,730,000

Method: Auction Sale

Date: 19/10/2019

Property Type: House (Res)

Land Size: 699 sqm approx



86 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

5
 2
 2

Price: \$1,706,000

Method: Auction Sale

Date: 12/10/2019

Property Type: House (Res)

Land Size: 601 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.