

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

49 Ludwell Crescent, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,322,000

Property Type House

Suburb Bentleigh East

Period - From 01/10/2020

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	84 Castlewood St BENTLEIGH EAST 3165	\$1,567,000	05/12/2020
2	9 Margaretta St BENTLEIGH EAST 3165	\$1,550,000	11/12/2020
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:

09/03/2021 19:12



 4
  2
  3

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 580 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

December quarter 2020: \$1,322,000

Beautiful Hampton's style 4 bedroom 2.5 bathroom zoned family entertainer enjoying a wealth of coastal charm in a designer landscape, featuring 2 stunning living zones (balcony), an entertainer's kitchen with dining area (live appliances), sun-drenched alfresco with BBQ kitchen, north-facing solar-heated pool, trampoline, Tas Oak floors, ducting heating, evap cooling, ducted vac & a double auto garage. Coatesville PS zone.

Comparable Properties



84 Castlewood St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4
  3
  4

Price: \$1,567,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 655 sqm approx



9 Margaretta St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4
  2
  3

Price: \$1,550,000

Method: Sold Before Auction

Date: 11/12/2020

Property Type: House (Res)

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.