

# 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

1 St Peters Court, 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

\$1,250,000

&

\$1,350,000

### 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	19 McGuinness Rd BENTLEIGH EAST 3165	\$1,361,000	21/02/2021
2	21 Leonie Av BENTLEIGH EAST 3165	\$1,360,000	13/03/2021
3	8 Opal Ct BENTLEIGH EAST 3165	\$1,280,000	20/02/2021

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:

16/03/2021 10:13



**Property Type:**

Agent Comments

Immaculate 4 bedroom 2 bathroom 60s family treasure in a quiet cul de sac. On 648sqm approx., this picture of pride enjoys a bright lounge and dining room, a neutral toned kitchen/meals, and a serene west-facing backyard with a spectacular Golden Elm. Full of vintage charm, it's comfortable with polished boards, ducted heating, evap cooling, a shed and a double auto garage. Renovate, rebuild or redevelop (STCA), tucked away in a prime family pocket, moments to Centenary Park, trendy cafés, Coatesville PS and catholic schools.

## Comparable Properties



**19 McGuinness Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,361,000

**Method:** Auction Sale

**Date:** 21/02/2021

**Property Type:** House (Res)

**Land Size:** 591 sqm approx



**21 Leonie Av BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,360,000

**Method:** Auction Sale

**Date:** 13/03/2021

**Property Type:** House (Res)



**8 Opal Ct BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,280,000

**Method:** Auction Sale

**Date:** 20/02/2021

**Property Type:** House (Res)