

# 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 Clarence 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 \$1,250,000

&

\$1,325,000

### Median sale price

Median price \$1,531,000

Property Type House

Suburb Bentleigh East

Period - From 01/10/2021

to 31/12/2021

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	74 Mawby Rd BENTLEIGH EAST 3165	\$1,400,000	11/12/2021
2	11 Millard St BENTLEIGH EAST 3165	\$1,390,000	27/11/2021
3	14 Niki Ct BENTLEIGH EAST 3165	\$1,320,000	09/11/2021

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:

10/02/2022 10:55



4 2 2

**Rooms:** 7

**Property Type:** House

**Land Size:** 590 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,325,000

**Median House Price**

December quarter 2021: \$1,531,000

Parkside 4 bedroom 2 bathroom single level cream brick residence enjoying a north-facing living and dining room, a neat kitchen with retro breakfast bar, generous main bedroom (built-in robes & ensuite), 3 further bedrooms (2 with built-in robes), a vintage bathroom and a generous well-kept rear garden. Complete with ducted heating, security doors, a shed, carport and a garage, there's options to renovate, rebuild or redevelop (STCA). Bordering King George VI Memorial Reserve, metres to Bentleigh Secondary College & the bus.

## Comparable Properties



**74 Mawby Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

4 2 2

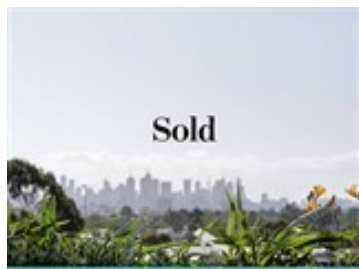
**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 11/12/2021

**Property Type:** House (Res)

**Land Size:** 588 sqm approx



**11 Millard St BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 1 2

**Price:** \$1,390,000

**Method:** Private Sale

**Date:** 27/11/2021

**Property Type:** House



**14 Niki Ct BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 1 2

**Price:** \$1,320,000

**Method:** Sold Before Auction

**Date:** 09/11/2021

**Property Type:** House (Res)