

# 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

5 Plymouth 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 \$1,200,000 & \$1,250,000

### Median sale price

Median price \$1,202,500 Property Type House Suburb Bentleigh East

Period - From 01/10/2019 to 31/12/2019 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	7 Harper Av BENTLEIGH EAST 3165	\$1,290,000	14/03/2020
2	69 Marlborough St BENTLEIGH EAST 3165	\$1,280,000	13/02/2020
3	48 Stockdale Av BENTLEIGH EAST 3165	\$1,260,000	01/02/2020

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:

16/03/2020 15:53

5 Plymouth Street, Bentleigh East Vic 3165

**Jellis Craig**

Kon Galitos

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**Indicative Selling Price**

\$1,200,000 - \$1,250,000

**Median House Price**

December quarter 2019: \$1,202,500



3 2 0

**Property Type:** House (Res)

**Land Size:** 600 sqm approx

Agent Comments

Invitingly spacious 3 bedroom 2 bathroom timber home with 2 spacious living zones (2 gas fires), stylish kitchen (900mm Lofra stove), fully tiled bathrooms (ensuite), a covered deck + 2nd terrace in tranquil leafy gardens & an auto garage. Freshly painted, it boasts Baltic pine boards, ducted heating, cooling, an alarm, shed & extensive parking. Quiet street, between GESAC & Coatesville PS, walk to Mackie Rd shops and bus.

## Comparable Properties



**7 Harper Av BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 1 1

**Price:** \$1,290,000

**Method:** Auction Sale

**Date:** 14/03/2020

**Property Type:** House (Res)

**Land Size:** 580 sqm approx



**69 Marlborough St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3 1 2

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

**Method:** Sold Before Auction

**Date:** 13/02/2020

**Property Type:** House (Res)

**Land Size:** 608 sqm approx



**48 Stockdale Av BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,260,000

**Method:** Sold Before Auction

**Date:** 01/02/2020

**Property Type:** House (Res)

**Land Size:** 586 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.