

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

4 Banksia Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,369,000

Median sale price

Median price

\$1,510,000

Property Type

House

Suburb

Bentleigh East

Period - From

20/03/2021

to

19/03/2022

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	2 Leonie Av BENTLEIGH EAST 3165	\$1,400,000	14/12/2021
2	38 Paloma St BENTLEIGH EAST 3165	\$1,385,000	15/01/2022
3	3 Hilton Ct BENTLEIGH EAST 3165	\$1,300,000	15/12/2021

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:

20/03/2022 08:36

4 Banksia Street, Bentleigh East Vic 3165

**Jellis
Craig**

Anthony Fordham

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Indicative Selling Price

\$1,369,000

Median House Price

20/03/2021 - 19/03/2022: \$1,510,000



3 2 2

Rooms: 6

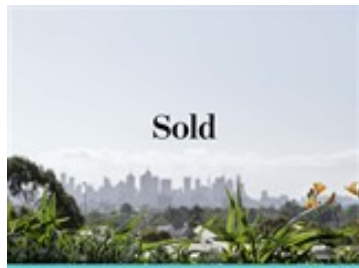
Property Type: House (Res)

Land Size: 621 sqm approx

Agent Comments

Set behind an extraordinary 24.9m frontage, this three-bedroom home offers an endless array of new home, investment or redevelopment opportunities on 621m2. Ideal as a move in ready solution whilst future plans are discussed, immediate comfort is provided by a functional modern kitchen, undercover alfresco entertaining, garage and OSP.

Comparable Properties



2 Leonie Av BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,400,000

Method: Private Sale

Date: 14/12/2021

Property Type: House

38 Paloma St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

3 - -

Price: \$1,385,000

Method: Private Sale

Date: 15/01/2022

Property Type: House

Land Size: 660 sqm approx



3 Hilton Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Sold Before Auction

Date: 15/12/2021

Property Type: House (Res)

Land Size: 575 sqm approx

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