

# 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

1/585 Warrigal Road, 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)

Single price

\$720,000

### Median sale price

Median price

\$1,252,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2020

to

31/03/2020

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	20 Taunton Av OAKLEIGH SOUTH 3167	\$735,000	13/05/2020
2	2/695 Warrigal Rd BENTLEIGH EAST 3165	\$735,000	29/02/2020
3	6/7 Crawford Rd CLARINDA 3169	\$729,000	19/03/2020

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:

09/06/2020 11:02

1/585 Warrigal Road, Bentleigh East Vic 3165

**Jellis  
Craig**

Anthony Fordham

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**Indicative Selling Price**

\$720,000

**Median House Price**

March quarter 2020: \$1,252,500



3   1   2

**Rooms:** 5

**Property Type:** House

**Land Size:** 332 sqm approx

Agent Comments

Dynamic 3 bedroom home, renovated to bring out a lifestyle of style. Fresh & light, this neat retreat features 3 lovely bedrooms (2 - BIRs), stylish living room (OFP), stunning stone kitchen/meals (900mm appliances), designer bathroom, Euro laundry, a west-facing open air deck with manicured lawn, R/C air cond and parking for 2. Between 2 golf courses, metres to shops, bus & Dales Park.

## Comparable Properties



**20 Taunton Av OAKLEIGH SOUTH 3167 (REI)**

Agent Comments

2   2   2

**Price:** \$735,000

**Method:** Private Sale

**Date:** 13/05/2020

**Property Type:** House (Res)



**2/695 Warrigal Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

3   1   2

**Price:** \$735,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** Unit



**6/7 Crawford Rd CLARINDA 3169 (REI)**

Agent Comments

3   1   2

**Price:** \$729,000

**Method:** Sold Before Auction

**Date:** 19/03/2020

**Property Type:** Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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.