

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

25 Campbell Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,350,000

&

\$1,425,000

Median sale price

Median price \$1,862,500

Property Type House

Suburb Bentleigh

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		
2		
3		

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:

25/01/2022 13:16

25 Campbell Street, Bentleigh Vic 3204

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$1,350,000 - \$1,425,000

Median House Price

December quarter 2021: \$1,862,500



 3  2  2

Property Type: House

Land Size: 371 sqm approx

Agent Comments

Elegant 3 bedroom 2 bathroom brick Californian Bungalow blending charm with modern entertaining needs. Featuring a leadlight entry, a timber paneled hall, 3 lovely bedrooms (robes, one with ensuite), a gracious lounge (open fireplace), north facing dining room, living room with gas log fire, a cheery stone kitchen (Fisher & Paykel dish drawer) overlooking the sun-filled family room, a renovated bathroom, ducted heating and a north facing alfresco deck in a delightful garden courtyard extending to an open double auto garage with a shared drive.

Comparable Properties

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.

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



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