

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

759 South Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,100,000

&

\$1,180,000

Median sale price

Median price \$1,363,000

Property Type House

Suburb Bentleigh East

Period - From 01/01/2021

to

31/03/2021

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	8 Martin Ct BENTLEIGH EAST 3165	\$1,266,000	04/06/2021
2	120 East Boundary Rd BENTLEIGH EAST 3165	\$1,283,000	08/05/2021
3	17 Rudyard St BENTLEIGH EAST 3165	\$1,240,000	25/03/2021

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:

15/06/2021 16:24



Property Type: House (Previously Occupied - Detached)

Land Size: 638 sqm approx

Agent Comments

Decked out 3 bedroom brick gem on 638m2 appx. with a north facing rear garden. Private & secure behind an auto gate, this stylishly renovated retreat enjoys relaxed living & dining (OFP), fabulous kitchen/laundry (Smeg/Miele appliances), 3 double bedrooms (2 - BIRs), luxury bathroom and a north facing deck. Warm with Jarrah floors, this thoughtful renovation has R/C air cond, ceiling fans, video intercom & ample parking (garage). Live in, let out, build the luxury dream or subdivide (STCA), near Chesterville Rd shops & schools.

Comparable Properties



8 Martin Ct BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,266,000

Method: Private Sale

Date: 04/06/2021

Property Type: House

Land Size: 630 sqm approx



120 East Boundary Rd BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,283,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)



17 Rudyard St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,240,000

Method: Sold Before Auction

Date: 25/03/2021

Property Type: House (Res)

Land Size: 562 sqm approx