

# 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 Millard 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 \$1,075,000

&

\$1,150,000

### Median sale price

Median price \$1,200,000

Property Type House

Suburb Bentleigh East

Period - From 01/10/2019

to 30/09/2020

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 Latham St BENTLEIGH EAST 3165	\$1,140,000	11/08/2020
2	8 Lesden St BENTLEIGH EAST 3165	\$1,120,000	31/07/2020
3	12 Greendale Rd BENTLEIGH EAST 3165	\$1,085,200	01/08/2020

**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:

09/11/2020 08:50

5 Millard Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Robert De Freitas

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robertdefreitas@jellisrcraig.com.au

**Indicative Selling Price**

\$1,075,000 - \$1,150,000

**Median House Price**

Year ending September 2020: \$1,200,000



3 2 3

**Property Type:** House

**Agent Comments**

Brilliantly renovated 3 bedroom 2 bathroom rendered brick haven. Relaxed and warm, it features 2 stylish living zones, sun filled meals, galley style stone kitchen (900mm stove, servery), 3 large bedrooms (BIRs/WIRs & chic ensuite) and a north facing entertaining deck (TV) & open air patio in private garden surrounds. Enjoying a wide frontage, this idyllic home boasts original floorboards, solar panels, ducted heating, R/C air cond, extensive parking (garage) & outdoor store. A quiet street near Centenary Park, buses & schools.

## Comparable Properties



**20 Latham St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,140,000

**Method:** Private Sale

**Date:** 11/08/2020

**Property Type:** House



**8 Lesden St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

3 1 3

**Price:** \$1,120,000

**Method:** Private Sale

**Date:** 31/07/2020

**Property Type:** House

**Land Size:** 585 sqm approx



**12 Greendale Rd BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3 1 4

**Price:** \$1,085,200

**Method:** Private Sale

**Date:** 01/08/2020

**Property Type:** House

**Land Size:** 535 sqm approx

**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.