

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 Edinburgh Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Bentleigh East

Period - From

22/04/2019

to

21/04/2020

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	5 Plymouth St BENTLEIGH EAST 3165	\$1,265,000	21/03/2020
2	1 Geer Ct BENTLEIGH EAST 3165	\$1,260,800	14/02/2020
3	16 Wallace St BENTLEIGH EAST 3165	\$1,200,000	26/03/2020

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:

22/04/2020 13:11



3
 3
 2

Property Type: House (Res)

Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

22/04/2019 - 21/04/2020: \$1,200,000

Light and cheery 3-4 bedroom 3 bathroom brick home in a poolside setting. Enjoying an inviting living room, north facing dining room, sun drenched kitchen/meals (Miele oven), spa bathroom, laundry with 2nd bathroom and a very versatile rumpus room (wet bar & bathroom). The north facing rear garden has a beautiful pool in a decked surround. Enjoying the warmth of polished boards, this lovely abode boasts ducted heating, air cond & an auto garage. Coatesville PS zone, stroll to Mackie Rd shops, parks, GESAC & transport.

Comparable Properties



5 Plymouth St BENTLEIGH EAST 3165 (REI)

Agent Comments

3
 2
 1

Price: \$1,265,000

Method: Auction Sale

Date: 21/03/2020

Property Type: House (Res)

Land Size: 600 sqm approx



1 Geer Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

3
 2
 4

Price: \$1,260,800

Method: Sold Before Auction

Date: 14/02/2020

Property Type: House (Res)



16 Wallace St BENTLEIGH EAST 3165 (REI)

Agent Comments

3
 2
 2

Price: \$1,200,000

Method: Private Sale

Date: 26/03/2020

Property Type: House

Land Size: 585 sqm approx