

# 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

18 Box Court, 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

\$1,565,000

### Median sale price

Median price

\$1,446,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2021

to

30/06/2021

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	1 Milford St BENTLEIGH EAST 3165	\$1,610,000	21/07/2021
2	30 Catherine Rd BENTLEIGH EAST 3165	\$1,568,000	27/08/2021
3	15 Gray St BENTLEIGH EAST 3165	\$1,550,000	26/08/2021

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:

13/09/2021 09:29



**Property Type:** House (Res)

**Land Size:** 722 sqm approx

Agent Comments

3 bedroom 50s classic on 722sqm appx. in a tightly held court. With a wide frontage, coveted GRZ1 zoning and potential laneway access to Gray Street, this retro 70s flavoured home has polished boards, a spacious living & dining room, a funky kitchen/meals area (Italian stove) & 2 garages. A huge north facing rear garden really opens your eyes to the enormous potential. Unbeatable development potential (STCA), adjoining pedestrian access to Centre Road making it metres away from shops, cafes, restaurants & transport.

## Comparable Properties



**1 Milford St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,610,000

**Method:** Auction Sale

**Date:** 21/07/2021

**Property Type:** House (Res)

**Land Size:** 696 sqm approx



**30 Catherine Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,568,000

**Method:** Private Sale

**Date:** 27/08/2021

**Property Type:** House



**15 Gray St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,550,000

**Method:** Sold Before Auction

**Date:** 26/08/2021

**Property Type:** House

**Land Size:** 588 sqm approx