

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

9 Haigh Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Bentleigh East

Period - From 16/03/2019 to 15/03/2020 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	11 Samuel Ct BENTLEIGH EAST 3165	\$1,070,000	13/12/2019
2	770 Centre Rd BENTLEIGH EAST 3165	\$971,000	30/11/2019
3	765 Warrigal Rd BENTLEIGH EAST 3165	\$900,000	11/10/2019

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: 16/03/2020 12:32



3
 1
 1

Rooms: 2

Property Type:

Land Size: 573 sqm approx

Agent Comments

How good is this classic 3 bedroom family brick home? With all its original retro flavour, plenty of light and a sought after north facing back yard, you just can't pass up this authentic gem, featuring an entry foyer, an inviting living room (gas heater, air cond), land 573 m2 approx

Indicative Selling Price

\$950,000 - \$1,000,000

Median House Price

16/03/2019 - 15/03/2020: \$1,180,000

Comparable Properties



11 Samuel Ct BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

3
 1
 2

Price: \$1,070,000

Method: Private Sale

Date: 13/12/2019

Property Type: House

Land Size: 534 sqm approx



770 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3
 1
 2

Price: \$971,000

Method: Auction Sale

Date: 30/11/2019

Rooms: 4

Property Type: House (Res)

Land Size: 592 sqm approx



765 Warrigal Rd BENTLEIGH EAST 3165 (VG)

Agent Comments

3
 -
 -

Price: \$900,000

Method: Sale

Date: 11/10/2019

Property Type: House (Res)

Land Size: 684 sqm approx