

# 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

43 Valkstone 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 \$1,375,000 & \$1,475,000

### Median sale price

Median price \$1,202,500 Property Type House Suburb Bentleigh East

Period - From 01/10/2019 to 31/12/2019 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	45 Valkstone St BENTLEIGH EAST 3165	\$1,500,000	09/11/2019
2	42 Shrewsbury St BENTLEIGH EAST 3165	\$1,460,000	15/10/2019
3	303 Jasper Rd ORMOND 3204	\$1,401,000	30/11/2019

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: 10/03/2020 17:10



**Property Type:** House

**Land Size:** 616 sqm approx

Agent Comments

Captivating 3 bedroom clinker brick gem in the McKinnon Secondary College zone, enjoying 2 living zones, cheery kitchen/meals, a glorious north facing rear garden & a carport (secure gate). Opposite Valkstone PS.

## Comparable Properties

**45 Valkstone St BENTLEIGH EAST 3165 (REI)** Agent Comments



**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 09/11/2019

**Property Type:** House (Res)

**Land Size:** 696 sqm approx



**42 Shrewsbury St BENTLEIGH EAST 3165 (REI/VG)** Agent Comments



**Price:** \$1,460,000

**Method:** Sold Before Auction

**Date:** 15/10/2019

**Property Type:** House (Res)

**Land Size:** 561 sqm approx



**303 Jasper Rd ORMOND 3204 (REI/VG)** Agent Comments



**Price:** \$1,401,000

**Method:** Auction Sale

**Date:** 30/11/2019

**Property Type:** House (Res)

**Land Size:** 699 sqm approx