

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

1/4 Richard Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$790,000

&

\$830,000

Median sale price

Median price

\$1,100,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/10/2020

to

31/12/2020

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	1/31 Victor Rd BENTLEIGH EAST 3165	\$860,000	22/01/2021
2	1/74 Gladesville Dr BENTLEIGH EAST 3165	\$845,000	23/11/2020
3	1/8 Rudyard St BENTLEIGH EAST 3165	\$798,000	06/02/2021

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:

02/03/2021 17:30

1/4 Richard Street, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$790,000 - \$830,000

Median Unit Price

December quarter 2020: \$1,100,000



2 1 2

Property Type: Unit

Agent Comments

Fully renovated English style 2 bedroom 1.5 bathroom street front villa in gorgeous gardens, featuring stylish living and dining with sparkling stone kitchen (F+P appliances), 2 double bedrooms (BIRs), a marble-look bathroom, a sunny alfresco courtyard & a garage (auto gate). Coatesville PS zone, near Time & Place café, walk to Mackie Road shops.

Comparable Properties



1/31 Victor Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 1

Price: \$860,000

Method: Sold Before Auction

Date: 22/01/2021

Property Type: Townhouse (Res)

Land Size: 248 sqm approx



1/74 Gladesville Dr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 1

Price: \$845,000

Method: Private Sale

Date: 23/11/2020

Property Type: House



1/8 Rudyard St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 1

Price: \$798,000

Method: Sold Before Auction

Date: 06/02/2021

Property Type: Unit

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