

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

2 Poet Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,210,000

Property Type House

Suburb Bentleigh East

Period - From 01/01/2020

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		
2		
3		

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:

24/03/2021 10:39



 4  2  2

Property Type: House

Land Size: 770 sqm approx

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending December 2020: \$1,210,000

Agent Comments

Set on a fabulous family-size block of 770 sqm approx., this much-loved 3 bedroom 50s brick treasure is ready to step into the 21st century. Relatively unchanged since it's mid-century beginnings with the bonus of a 2 bedroom self contained unit, this untouched abode has a wide frontage and features a charming front porch, a wide foyer, a generous living and dining room (wood heater), a spacious kitchen/meals, 3 big bedrooms (BIRs), a sun filled family room, an updated original bathroom, dual access toilet and huge laundry. Out the back, the undercover porch steps down to a traditional backyard where you'll find the quiet self-contained 2 bedroom unit (kitchenette, semi-ensuite). An exciting opportunity to rebuild, redevelop (STCA) or renovate complete with ducted heating, air conditioning, security doors, external roller shutters, ceiling fans, 2 water tanks, a large shed and a double auto garage. In an increasingly desirable pocket within the McKinnon Secondary College zone (2022), around the corner from Oasis Bakery and Woodcutter's Kitchen, between Duncan McKinnon and Mackie Road Reserves, walk to Hughesdale Primary School and transport.

Comparable Properties

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.