

# 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

1/59 Blamey 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 \$770,000

&

\$830,000

### Median sale price

Median price \$1,272,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/10/2021

to 31/12/2021

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	2/15 Norville St BENTLEIGH EAST 3165	\$850,000	23/02/2022
2	1/41 Mackie Rd BENTLEIGH EAST 3165	\$812,500	13/12/2021
3	2/14 Manuka St BENTLEIGH EAST 3165	\$800,000	05/03/2022

**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:

01/04/2022 14:06



2   
 1   
 2

**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 277 sqm approx**Agent Comments**

Set behind a picket fence, this elevated two bedroom cream brick classic, on a low maintenance garden block, is full of light, comfort and timeless quality. Enjoying Tasmanian Oak floorboards and granite/marble finishes, this inviting home enjoys a terracotta tiled porch overlooking the secure leafy front garden, a generous living room with marble fireplace and views towards the leafiness of Yarra Yarra Golf Course, a well-sized dining area, granite kitchen with movable island and stainless steel appliances, two big bedrooms (main with built in robes), a sparkling bathroom with marble finishes, and separate laundry (toilet). One of only two, this vintage beauty was modernised to feature ducted heating, double blinds, external awnings, a utility courtyard garden. A perfect investment with a quality long-standing tenant, this parkside charmer is an easy walk to fabulous parks including Centenary Park, Moorleigh Reserve, King George VI Memorial Reserve and Wingate/Brady Reserve, Chesterville Road shops, Centre Road shops, trendy back-street cafes and a choice of schools and serviced by excellent public transport.

**Indicative Selling Price**

\$770,000 - \$830,000

**Median Unit Price**

December quarter 2021: \$1,272,000

## Comparable Properties



**2/15 Norville St BENTLEIGH EAST 3165**  
(REI/VG)

2   
 1   
 1

**Price:** \$850,000**Method:** Auction Sale**Date:** 23/02/2022**Property Type:** Unit**Land Size:** 264 sqm approx**Agent Comments**

**1/41 Mackie Rd BENTLEIGH EAST 3165**  
(REI/VG)

2   
 1   
 1

**Price:** \$812,500**Method:** Private Sale**Date:** 13/12/2021**Property Type:** House**Agent Comments**



2/14 Manuka St BENTLEIGH EAST 3165 (REI)

Agent Comments



2



1



1

**Price:** \$800,000

**Method:** Auction Sale

**Date:** 05/03/2022

**Property Type:** Unit

**Account** - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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