

# 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

18 Pollina 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 \$1,750,000

&

\$1,850,000

### Median sale price

Median price \$1,547,500

Property Type House

Suburb Bentleigh East

Period - From 01/07/2021

to

30/09/2021

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	6 Wallace St BENTLEIGH EAST 3165	\$1,940,000	21/10/2021
2	28 Luckins Rd BENTLEIGH 3204	\$1,900,000	23/10/2021
3	28 Brian St BENTLEIGH EAST 3165	\$1,820,000	20/05/2021

**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:

11/11/2021 10:16



4 3 2

**Property Type:** House

**Agent Comments**

Renovated Hampton style exterior, enjoying downstairs main bed suite, 3 flowing living areas, partly enclosed deck, stone kitchen, upstairs retreat with balcony (city views), d/heat, S/S and ducted air con, alarm, video intercom, keyless entry, CCTV, water tank, garden shed, carport & auto gate.

**Indicative Selling Price**

\$1,750,000 - \$1,850,000

**Median House Price**

September quarter 2021: \$1,547,500

## Comparable Properties



**6 Wallace St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

4 2 4

**Price:** \$1,940,000

**Method:** Auction Sale

**Date:** 21/10/2021

**Property Type:** House (Res)

**Land Size:** 587 sqm approx



**28 Luckins Rd BENTLEIGH 3204 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,900,000

**Method:** Private Sale

**Date:** 23/10/2021

**Property Type:** House



**28 Brian St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$1,820,000

**Method:** Sold Before Auction

**Date:** 20/05/2021

**Property Type:** House (Res)

**Land Size:** 608 sqm approx