

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

1/29 Celia Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$860,000 & \$940,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2019 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	4 Gilmour Rd BENTLEIGH 3204	\$1,085,000	07/09/2019
2	12 Celia St BENTLEIGH EAST 3165	\$992,000	09/11/2019
3	11a Narooma St MOORABBIN 3189	\$737,500	21/09/2019

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:

24/02/2020 18:09

1/29 Celia Street, Bentleigh East Vic 3165

Anthony Grimwade
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Property Type: House - Duplex
(Semi-detached)

Agent Comments

Indicative Selling Price

\$860,000 - \$940,000

Median House Price

Year ending December 2019: \$1,150,000

Comparable Properties



4 Gilmour Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,085,000

Method: Auction Sale

Date: 07/09/2019

Property Type: House (Res)

Land Size: 340 sqm approx



12 Celia St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  1

Price: \$992,000

Method: Auction Sale

Date: 09/11/2019

Property Type: House

Land Size: 341 sqm approx



11a Narooma St MOORABBIN 3189 (REI/VG)

Agent Comments

 3  1  1

Price: \$737,500

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)

Land Size: 327 sqm approx

Account - RT Edgar | P: 03 9826 1000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.