

# 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

39 Campbell Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,416,000 Property Type House Suburb Bentleigh

Period - From 01/10/2019 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	15 Jeffrey St BENTLEIGH 3204	\$1,485,000	19/10/2019
2	10 Fraser St ORMOND 3204	\$1,420,000	14/03/2020
3	2 Vale St BENTLEIGH 3204	\$1,400,000	07/12/2019

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:

03/04/2020 10:40



 3    1    2

**Property Type:** House  
**Land Size:** 760 sqm approx

**Agent Comments**

Engaging 3 bedroom Tudor style 1930s clinker brick classic on 760sqm appx. featuring a charming lounge, classic dining room, retro kitchen (Miele dishwasher), exposed brick family room, deep west-facing rear garden & a tandem garage. A heartbeat to Centre Rd cafes & train.

**Indicative Selling Price**

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

**Median House Price**

December quarter 2019: \$1,416,000

## Comparable Properties



**15 Jeffrey St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

 5    2    3

**Price:** \$1,485,000  
**Method:** Auction Sale  
**Date:** 19/10/2019  
**Property Type:** House (Res)  
**Land Size:** 640 sqm approx



**10 Fraser St ORMOND 3204 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$1,420,000  
**Method:** Auction Sale  
**Date:** 14/03/2020  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 685 sqm approx



**2 Vale St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 07/12/2019  
**Property Type:** House  
**Land Size:** 596 sqm approx