

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

6 St Peters Court, 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

\$1,322,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2020

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	1 St Peters Ct BENTLEIGH EAST 3165	\$1,611,000	10/04/2021
2	568 Centre Rd BENTLEIGH 3204	\$1,453,000	27/03/2021
3	7 Vivien St BENTLEIGH EAST 3165	\$1,401,000	20/03/2021

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:

12/04/2021 14:01



Property Type: House

Land Size: 659 sqm approx

Agent Comments

Comparable Properties



1 St Peters Ct BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,611,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)



568 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,453,000

Method: Private Sale

Date: 27/03/2021

Rooms: 5

Property Type: House

Land Size: 598 sqm approx



7 Vivien St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,401,000

Method: Auction Sale

Date: 20/03/2021

Property Type: House (Res)

Land Size: 586 sqm approx