## 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

13 Delma Street, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,550,000		&		\$1,625,000			
Median sale p	rice							
Median price	\$1,547,500	Pro	operty Type	Hou	se		Suburb	Bentleigh East
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	32 Wamba Rd BENTLEIGH EAST 3165	\$1,640,000	17/07/2021
2	54 Lahona Av BENTLEIGH EAST 3165	\$1,600,000	06/10/2021
3	30 Catherine Rd BENTLEIGH EAST 3165	\$1,568,000	27/08/2021

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:

03/11/2021 09:20





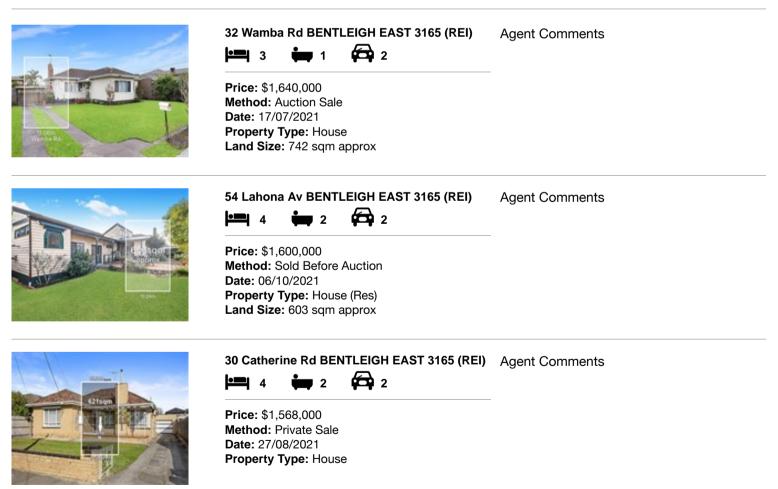


Rooms: 6 Property Type: House (Res) Land Size: 690 sqm approx Agent Comments Robert De Freitas 9593 4500 0421 430 350 robertdefreitas@jelliscraig.com.au

Indicative Selling Price \$1,550,000 - \$1,625,000 Median House Price September quarter 2021: \$1,547,500

Rambling 3 bedroom + study weatherboard home on a 690sqm approx. corner. Light and sunny, this family classic enjoys up to 9 principal rooms (BIRs), a vintage kitchen, family bathroom and laundry with separate toilet. The west-facing rear garden has a covered patio, a double carport + garage (via Abbin Avenue) & a retro office. Renovate, rent it out, rebuild an outstanding new home or redevelop (STCA) in this quiet pocket, metres to Tucker Road Primary School, trendy cafes, transport and Holmesglen College.

# **Comparable Properties**



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





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