

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000

&

\$1,625,000

### 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	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

13 Delma Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Robert De Freitas

9593 4500

0421 430 350

robertdefreitas@jellisrcraig.com.au

**Indicative Selling Price**

\$1,550,000 - \$1,625,000

**Median House Price**

September quarter 2021: \$1,547,500



3 1 2

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 690 sqm approx

Agent Comments

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



**32 Wamba Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 1 2

**Price:** \$1,640,000

**Method:** Auction Sale

**Date:** 17/07/2021

**Property Type:** House

**Land Size:** 742 sqm approx



**54 Lahona Av BENTLEIGH EAST 3165 (REI)**

Agent Comments

4 2 2

**Price:** \$1,600,000

**Method:** Sold Before Auction

**Date:** 06/10/2021

**Property Type:** House (Res)

**Land Size:** 603 sqm approx



**30 Catherine Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

4 2 2

**Price:** \$1,568,000

**Method:** Private Sale

**Date:** 27/08/2021

**Property Type:** House

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.