

# 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

15 Thornton 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

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,210,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2020

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	38 Blamey St BENTLEIGH EAST 3165	\$1,200,000	30/11/2020
2	5 Millard St BENTLEIGH EAST 3165	\$1,155,000	19/11/2020
3	66 Bellevue Rd BENTLEIGH EAST 3165	\$1,120,000	28/11/2020

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:

03/02/2021 16:32



3   
 1   
 2

**Property Type:** House (Res)

**Land Size:** 583 sqm approx

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

Year ending December 2020: \$1,210,000

#### Agent Comments

A stylish oasis of carefree family living, this impeccable 3 bedroom 1.5 bathroom timber home is full of fun family weekends by the pool. Sparkling inside with its Tasmanian Oak floorboards and fresh white finish, this engaging charmer enjoys a gorgeous lounge with potential fireplace, a stunning north facing dining area with huge picture window overlooking the pool, a striking kitchen with Siemens appliances and island breakfast bar; 3 good size bedrooms (2 with BIRs), a subway tiled bathroom and laundry with 2nd toilet. A covered deck is the perfect place to sit and relax while the kids play in the generous north facing rear garden with its in-ground pool and cubby house. Warm and inviting, this casual entertainer is equipped with ducted heating, R/C air conditioning, ceiling fans, Bose surround sound, timber blinds, a lock up garage or workshop plus ample secure parking along the drive. Behind a picket fence in this glorious golf course precinct between Yarra Yarra Golf Course and the Commonwealth Golf Course, walk to the local playground, Glover Street Kindergarten and buses to Chadstone, Oakleigh and Mentone; moments to The Links Shopping Centre and a choice of schools.

## Comparable Properties



**38 Blamey St BENTLEIGH EAST 3165 (REI)**

Agent Comments

4   
 2   
 2

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 30/11/2020

**Property Type:** House



**5 Millard St BENTLEIGH EAST 3165 (REI)**

Agent Comments

3   
 2   
 3

**Price:** \$1,155,000

**Method:** Private Sale

**Date:** 19/11/2020

**Property Type:** House



66 Bellevue Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  1  2

**Price:** \$1,120,000

**Method:** Auction Sale

**Date:** 28/11/2020

**Property Type:** House (Res)

**Land Size:** 537 sqm approx

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