

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

27 Francesco Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$1,440,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 27/06/2021

to

26/06/2022

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	2/75a Tucker Rd BENTLEIGH 3204	\$1,200,000	28/05/2022
2	1/16 Station Av MCKINNON 3204	\$1,200,000	09/04/2022
3	33a Bellevue Rd BENTLEIGH EAST 3165	\$1,180,000	03/02/2022

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:

27/06/2022 13:29

27 Francesco Street, Bentleigh East Vic 3165

John Pollard
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 3  2  2

Property Type: Townhouse
Land Size: 317 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,250,000
Median Townhouse Price
27/06/2021 - 26/06/2022: \$1,440,000

Comparable Properties



2/75a Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

 3  2  1

Price: \$1,200,000
Method: Private Sale
Date: 28/05/2022
Property Type: Townhouse (Single)



1/16 Station Av MCKINNON 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,200,000
Method: Auction Sale
Date: 09/04/2022
Property Type: Unit



33a Bellevue Rd BENTLEIGH EAST 3165 (VG)

Agent Comments

 3  -  -

Price: \$1,180,000
Method: Sale
Date: 03/02/2022
Property Type: Flat/Unit/Apartment (Res)

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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