

# 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 Porter Road, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000

&

\$1,800,000

### Median sale price

Median price \$1,797,500

Property Type House

Suburb Bentleigh

Period - From 01/04/2021

to

30/06/2021

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	18 Kinross St HAMPTON EAST 3188	\$1,815,000	08/05/2021
2			
3			

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:

13/10/2021 17:32

15 Porter Road, Bentleigh Vic 3204

**Jellis  
Craig**

Trent Collie

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**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

June quarter 2021: \$1,797,500



 4  2  2

**Property Type:** House

**Land Size:** 618 sqm approx

**Agent Comments**

Irresistible 4 bedroom + study 2 bathroom Hamptons inspired weatherboard temptation featuring 2 engaging living areas (gas log fire), an entertainer's stone kitchen, huge undercover deck, Tasmanian Oak floors, workshop & secure parking. Walk to Halley Park, train & schools.

## Comparable Properties



**18 Kinross St HAMPTON EAST 3188 (REI/VG)**

**Agent Comments**

 5  3  4

**Price:** \$1,815,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** House (Res)

**Land Size:** 697 sqm approx

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.

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



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