

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

30 Bristol Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,195,000

Median sale price

Median price

\$1,202,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2019

to

31/12/2019

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		
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:

02/03/2020 11:45

30 Bristol Street, Bentleigh East Vic 3165

**Jellis
Craig**

Anthony Fordham

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Indicative Selling Price

\$1,195,000

Median House Price

December quarter 2019: \$1,202,500



 3  1  2

Property Type: House (Res)

Agent Comments

A cherished charmer, this triple fronted 3 bedroom cream brick home sits on a family size 608sqm approx.. featuring delightful lounge & dining, tidy kitchen (Emilia s/steel gas stove), cedar lined bathroom, a timber lined sun room, well maintained gardens & a double auto garage. Comfy cosy with scope to rebuild/redevelop (STCA), metres to Coatesville Primary School.

Comparable Properties

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



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.