

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 Bevis Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,630,000 & \$1,700,000

Median sale price

Median price \$1,363,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2021 to 31/03/2021 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	10 Myrtle St BENTLEIGH 3204	\$1,680,000	21/02/2021
2	51 Bendigo Av BENTLEIGH 3204	\$1,655,000	22/05/2021
3	36 Thomasina St BENTLEIGH EAST 3165	\$1,610,000	12/12/2020

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:

24/05/2021 10:58



Property Type: House
Land Size: 578 sqm approx

Agent Comments

Classic 4 bedroom cream brick gem in the McKinnon Secondary College zone, featuring L-shaped living/dining, sunny kitchen, 70s sunroom, north-facing rear yard, ducted heating, air cond. & 3-car tandem garage. A brilliant renovator or new home site (STCA). Walk parks & cafés.

Indicative Selling Price

\$1,630,000 - \$1,700,000

Median House Price

March quarter 2021: \$1,363,000

Comparable Properties



10 Myrtle St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,680,000
Method: Auction Sale
Date: 21/02/2021
Property Type: House (Res)



51 Bendigo Av BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,655,000
Method: Auction Sale
Date: 22/05/2021
Property Type: House (Res)



36 Thomasina St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,610,000
Method: Auction Sale
Date: 12/12/2020
Property Type: House (Res)
Land Size: 581 sqm approx