

# 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

11 Waratah 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

\$1,200,000

&

\$1,300,000

### 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	4 Ludwell Cr BENTLEIGH EAST 3165	\$1,300,000	01/04/2021
2	17 Rudyard St BENTLEIGH EAST 3165	\$1,240,000	25/03/2021
3	144 Bignell Rd BENTLEIGH EAST 3165	\$1,200,000	27/02/2021

**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:

08/04/2021 10:39



3   
 1   
 1

**Rooms:** 4

**Property Type:** House

**Land Size:** 607 sqm approx

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

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

#### Agent Comments

A fantastic opportunity to renovate, rebuild or redevelop (STCA) is found in this classic 3 bedroom clinker brick treasure. On 607sqm approx. with a 15.93m approx. frontage and a north facing rear garden, it has all the qualities you want in a parcel of land. The home itself is quite comfortable to live in or let out, featuring an entry foyer with storage, a spacious living room with an open fireplace, an adjoining dining area, renovated stone kitchen with stainless steel appliances; 3 great-sized bedrooms (BIRs), a tasteful bathroom, separate laundry, separate toilet and a vestibule opening out onto the generous north facing rear garden. Alternatively, you could extend into the level lawn or up to create a substantial family home, complete with ducted heating, air conditioning and a lock up garage. Around the corner from the family friendly Mackie Road shops, cafes and bus services, walk to Mackie Road Reserve's sporting facilities and Warrigal Road buses, zoned for Hughesdale Primary School.

## Comparable Properties



**4 Ludwell Cr BENTLEIGH EAST 3165 (REI)**

Agent Comments

5   
 1   
 2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 01/04/2021

**Property Type:** House

**Land Size:** 635 sqm approx



**17 Rudyard St BENTLEIGH EAST 3165 (REI)**

Agent Comments

3   
 1   
 2

**Price:** \$1,240,000

**Method:** Sold Before Auction

**Date:** 25/03/2021

**Property Type:** House (Res)



144 Bignell Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  2

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

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** House (Res)

**Land Size:** 597 sqm approx

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