

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

18 Beths Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,565,000 House X Unit Suburb Bentleigh

Period - From 01/07/2017 to 30/06/2018 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	32 Strathmore St BENTLEIGH 3204	\$1,655,000	05/05/2018
2	20 Draper St MCKINNON 3204	\$1,630,000	02/07/2018
3	33 Strathmore St BENTLEIGH 3204	\$1,575,000	16/06/2018

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.



3+Study
 2
 2

Rooms:
Property Type: House
Land Size: 670.142 sqm approx
Agent Comments

Indicative Selling Price
 \$1,550,000 - \$1,650,000
Median House Price
 Year ending June 2018: \$1,565,000

Accommodate the whole family with an abundance of personal space. This functional home in the highly sought after McKinnon School zone allows you to focus on what really matters, family time. Extending a warm welcome on entry, the bright front lounge faces north and invites you to linger by the Jindara fireplace on a winters day. To the rear of the home, a second open plan meals and living space opens out from the large functional kitchen to overlook a generous decked entertainer's haven. Spend a leisurely afternoon in the above ground, salt water pool or enjoying the undercover alfresco area.

Comparable Properties



32 Strathmore St BENTLEIGH 3204 (REI/VG) **Agent Comments**

3
 1
 2

Price: \$1,655,000
Method: Auction Sale
Date: 05/05/2018
Rooms: 6
Property Type: House (Res)
Land Size: 604 sqm approx



20 Draper St MCKINNON 3204 (REI)

Agent Comments

3
 2
 3

Price: \$1,630,000
Method: Private Sale
Date: 02/07/2018
Rooms: -
Property Type: House
Land Size: 600 sqm approx



33 Strathmore St BENTLEIGH 3204 (REI)

Agent Comments

3
 1
 2

Price: \$1,575,000
Method: Auction Sale
Date: 16/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 562 sqm approx