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

50 Celia Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,550,000		&		\$1,650,000				
Median sale price									
Median price	\$1,547,500	Pro	Property Type		House		Suburb	Bentleigh East	
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	29b Luckins Rd BENTLEIGH 3204	\$1,651,250	06/08/2021
2	38a Abbin Av BENTLEIGH EAST 3165	\$1,560,000	06/10/2021
3	34a Wamba Rd BENTLEIGH EAST 3165	\$1,550,000	01/09/2021

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:

18/10/2021 17:29





Robert De Freitas



Property Type: House Agent Comments

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Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price September quarter 2021: \$1,547,500

Outstanding 4 bedroom 3.5 bathroom sensation with beautiful park views. Adjoining King George Memorial Reserve, this hi-tech stunner features a gallery hallway, 2 amazing living zones (gas log fire), a stunning stone kitchen (Smeg appliances, butler's pantry), 2 superb bedroom suites (BIRs/WIRs & ensuites), a tropical north-east facing entertainer's oasis with pergola and park access, Oak floors, ducted R/C air cond, full security, home automation, expansive storage & a double auto garage. Walk to Bentleigh Secondary College.

Comparable Properties

29b Luckins Rd BENTLEIGH 3204 (REI/VG) 4 3 3 3 Price: \$1,651,250 Method: Sold Before Auction Date: 06/08/2021 Property Type: Townhouse (Res)	Agent Comments
38a Abbin Av BENTLEIGH EAST 3165 (REI) 4 2 1 Price: \$1,560,000 Method: Private Sale Date: 06/10/2021 Property Type: Townhouse (Single) Land Size: 295 sqm approx	Agent Comments
34a Wamba Rd BENTLEIGH EAST 3165 (REI) 4 3 2 Price: \$1,550,000 Method: Private Sale Date: 01/09/2021 Property Type: Townhouse (Single)	Agent Comments



propertydata com.au

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