

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000

&

\$1,650,000

### Median sale price

Median price \$1,547,500

Property Type House

Suburb Bentleigh East

Period - From 01/07/2021

to

30/09/2021

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	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



4 3 2

**Property Type:** House

Agent Comments

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)**

Agent Comments

4 3 3

**Price:** \$1,651,250

**Method:** Sold Before Auction

**Date:** 06/08/2021

**Property Type:** Townhouse (Res)



**38a Abbin Av BENTLEIGH EAST 3165 (REI)**

Agent Comments

4 2 1

**Price:** \$1,560,000

**Method:** Private Sale

**Date:** 06/10/2021

**Property Type:** Townhouse (Single)

**Land Size:** 295 sqm approx



**34a Wamba Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

4 3 2

**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 01/09/2021

**Property Type:** Townhouse (Single)