

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

687 Warrigal Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$760,000

&

\$800,000

Median sale price

Median price

\$1,070,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2018

to

30/09/2019

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		
2		
3		

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:

04/11/2019 12:50

687 Warrigal Road, Bentleigh East Vic 3165

**Jellis
Craig**

Kon Galitos

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Indicative Selling Price

\$760,000 - \$800,000

Median House Price

Year ending September 2019: \$1,070,000



Rooms: 1

Property Type: House (Res)

Land Size: 595 sqm approx

Agent Comments

Step into a colourful array of 60s chic in this lovingly maintained 3 bedroom cream brick classic. A fabulous renovator, on 595sqm approx. with plenty of scope to extend, this excellent opportunity features 3 good size bedrooms (BIRs), a charming lounge, lovely dining room, spacious kitchen/meals, separate bathroom facilities & laundry. The west facing rear garden is private and secure, while other features include a security door, warm timber detail, gas heating, alarm & double garage. Zoned for Coatesville Primary School, walk to restaurants, bus, The Links Shopping Centre & Mackie Rd Reserve.

Comparable Properties

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.