

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

27 Thomasina Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,202,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2019

to

31/12/2019

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 Hopetoun Ct BENTLEIGH EAST 3165	\$1,385,500	23/11/2019
2	10 Florence St BENTLEIGH EAST 3165	\$1,305,000	06/11/2019
3	48 Beddoe Av BENTLEIGH EAST 3165	\$1,300,000	30/11/2019

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:

15/04/2020 12:19



3 1 2

Property Type: House

Land Size: 700 sqm approx

Agent Comments

Inviting 3 bed brick classic on 700m2 appx. in the McKinnon College zone. Enjoying a glorious north facing rear garden, it features a delightful living room (gas fire), large dining room, 3 double bedrooms (2 - BIRs), solid timber/granite kitchen/meals (Lofra stove), large bathroom and a deck.

Comparable Properties



2 Hopetoun Ct BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

3 1 2

Price: \$1,385,500

Method: Auction Sale

Date: 23/11/2019

Property Type: House (Res)

Land Size: 640 sqm approx



10 Florence St BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

4 2 2

Price: \$1,305,000

Method: Sold Before Auction

Date: 06/11/2019

Property Type: House (Res)

Land Size: 543 sqm approx



48 Beddoe Av BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

5 2 2

Price: \$1,300,000

Method: Sold Before Auction

Date: 30/11/2019

Property Type: House (Res)

Land Size: 608 sqm approx