

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

22 Atkinson Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,650,000

&

\$1,800,000

Median sale price

Median price \$1,440,500

House

X

Unit

Suburb Bentleigh

Period - From 01/04/2017

to

30/06/2017

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	19 Whitmuir Rd BENTLEIGH 3204	\$1,750,000	04/03/2017
2	15 Uonga Rd BENTLEIGH 3204	\$1,700,000	01/04/2017
3	56 Brewer Rd BENTLEIGH 3204	\$1,670,000	07/07/2017

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.



Rooms: 6

Property Type: House

Land Size: 673 sqm approx

Agent Comments

Single level family comfort and security sets the stage for this superbly spacious 4 bedroom 2.5 bathrm family home, featuring 3 entertaining zones, café style kitchen, covered deck, sprawling rear garden & a large double auto garage. Near Halley Park.

Comparable Properties



19 Whitmuir Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,750,000

Method: Auction Sale

Date: 04/03/2017

Rooms: 6

Property Type: House (Res)

Land Size: 669 sqm approx



15 Uonga Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,700,000

Method: Private Sale

Date: 01/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 778 sqm approx



56 Brewer Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,670,000

Method: Private Sale

Date: 07/07/2017

Rooms: 7

Property Type: House (Res)

Land Size: 604 sqm approx