

# 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

1/15 Hemingford Road, 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 \$820,000

&

\$880,000

### Median sale price

Median price \$1,085,000

Property Type Unit

Suburb Bentleigh East

Period - From 05/04/2020

to

04/04/2021

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		
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:

05/04/2021 20:56

1/15 Hemingford Road, Bentleigh East Vic 3165

**Jellis  
Craig**

Anthony Fordham

9593 4500

0408 107 514

anthonyfordham@jellisrcraig.com.au

**Indicative Selling Price**

\$820,000 - \$880,000

**Median Unit Price**

05/04/2020 - 04/04/2021: \$1,085,000



 2  1  1

**Property Type:** Villa

Agent Comments

Idyllic 2 bedroom + home studio villa set in a designer landscape, enjoying beautiful living & dining with sensational stone kitchen (huge island, Siemens/Highland appliances) and 3 divine outdoor spaces including a covered Merbau deck, secluded bluestone alfresco garden and a charming utility courtyard leading to the studio. Well-appointed, it has ducted heating, R/C air cond, irrigation, outdoor storage + parking. McKinnon Secondary College & Valkstone Primary School zones, walk to Centre Rd shopping, McKinnon Village & GESAC.

## Comparable Properties

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.

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