

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

733 South Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$1,322,000 Property Type House Suburb Bentleigh East

Period - From 01/10/2020 to 31/12/2020 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	776 Centre Rd BENTLEIGH EAST 3165	\$930,000	28/11/2020
2	1/31 Victor Rd BENTLEIGH EAST 3165	\$860,000	22/01/2021
3	1/74 Gladesville Dr BENTLEIGH EAST 3165	\$845,000	23/11/2020

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:

23/02/2021 10:23



3 1 2

Property Type: House

Land Size: 645 sqm approx

Agent Comments

Rambling 3 bedroom home on 645sqm approx. backing onto Wingate Brady Reserve. An outstanding opportunity to rebuild or redevelop (STCA) with a generous north facing rear garden, this original family gem features a retro living & dining area (gas log fire), cedar lined kitchen, R/C air conditioning, evaporative cooling, a garage and shed. Metres to Chesterville Road shops, buses, East Bentleigh Primary School and within minutes of trendy industrial estate restaurants, breweries and great parks with sports facilities.

Comparable Properties



776 Centre Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$930,000

Method: Private Sale

Date: 28/11/2020

Property Type: House

Land Size: 594 sqm approx



1/31 Victor Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 1

Price: \$860,000

Method: Sold Before Auction

Date: 22/01/2021

Property Type: Townhouse (Res)

Land Size: 248 sqm approx



1/74 Gladesville Dr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 1

Price: \$845,000

Method: Private Sale

Date: 23/11/2020

Property Type: House