

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

9 Sanicki Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$920,000 & \$990,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Bentleigh East

Period - From 01/10/2019 to 30/09/2020 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	10 Sassella St BENTLEIGH EAST 3165	\$1,100,000	25/07/2020
2	30 Bonny St BENTLEIGH EAST 3165	\$1,080,000	10/08/2020
3	2 Opal Ct BENTLEIGH EAST 3165	\$1,070,000	10/07/2020

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:

30/10/2020 15:47



Property Type: House (Previously

Occupied - Detached)

Land Size: 730 sqm approx

Agent Comments

Neat 3 bedroom brick home on 733 sqm approx. in this cul de sac position. With views towards Karkarook Park, this prime property is an exciting development opportunity (STCA) with a rentable home featuring charming living & dining (OFP), a central kitchen (WI pantry), spacious family room, spa bathroom, an elevated deck in the generous north-east rear garden, polished boards, ducted heating, evap cooling, carport, shed & park-side rear access. Nestled near Yarra Yarra Golf Course, walk to East Bentleigh PS via Moorleigh Reserve.

Comparable Properties



10 Sassella St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 25/07/2020

Property Type: House



30 Bonny St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,080,000

Method: Private Sale

Date: 10/08/2020

Property Type: House (Res)

Land Size: 607 sqm approx



2 Opal Ct BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,070,000

Method: Private Sale

Date: 10/07/2020

Property Type: House

Land Size: 641 sqm approx