

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

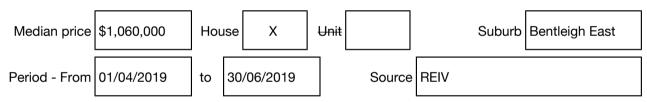
64 Beddoe Avenue, Bentleigh East Vic 3165 de

Indicative selling price

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

 Range between
 \$1,000,000
 &
 \$1,100,000

Median sale price



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	16 Marlborough St BENTLEIGH EAST 3165	\$1,074,000	06/07/2019
2	57 Marlborough St BENTLEIGH EAST 3165	\$1,017,000	06/07/2019
3	20 Rudyard St BENTLEIGH EAST 3165	\$995,000	22/06/2019

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.

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

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au





Rooms: Property Type: House Land Size: 650 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price June quarter 2019: \$1,060,000

Beautiful 3 bedroom cream brick treasure on a 650sqm approx. corner, enjoying comfort for now & choices in the future, featuring 2 living zones, a smart-modern kitchen (WI pantry), vintage bathroom + shower room, covered patio, 2 garages and a home studio. Near Coatesville PS, Mackie Rd Reserve & bus, walk to cafes & GESAC. Note: potential development site (STCA).

Comparable Properties

States	16 Marlborough St BENTLEIGH EAST 3165 (REI)	Agent Comments
- Andrew	1 1 2 2	
	Price: \$1,074,000	
	Method: Auction Sale Date: 06/07/2019	
	Rooms: -	
	Property Type: House (Res)	
	Land Size: 595 sqm approx	
Carl and Gel	57 Marlborough St BENTLEIGH EAST 3165	Agent Comments
	(REI)	
	i 🚝 3 🗰 1 🋱 2	
	Price: \$1,017,000	-
	Method: Auction Sale	
spen	Date: 06/07/2019	
the strong of the	Rooms: -	
and the second sec	Property Type: House (Res)	
	Land Size: 585 sqm approx	
	20 Rudyard St BENTLEIGH EAST 3165 (REI)	Agent Comments
	🛏 3 in 2 🛱 -	
		-
THE PARTY PROPERTY.	Price: \$995,000	
9 8	Method: Auction Sale Date: 22/06/2019	
	Rooms: -	
	Property Type: House (Res)	
	Land Size: 587 sqm approx	

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