

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

6 Pell Street, Bentleigh East Vic 3165

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,190,000

Median sale price

Median price \$1,261,117

House

X

Unit

Suburb Bentleigh East

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		
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.

6 Pell Street, Bentleigh East Vic 3165

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$2,190,000

Median House Price

June quarter 2017: \$1,261,117



Rooms:

Property Type: House (Res)

Land Size: 592 sqm approx

Agent Comments

With over 50 squares of living, this 'better than new' 4 bed + study 4.5 bath contemporary home enjoys 3 entertaining zones, opulent stone kitchen (butler's pantry), covered deck (BBQ kitchen) & double auto garage (auto gate). Coatesville PS zone.

Comparable Properties

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