

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

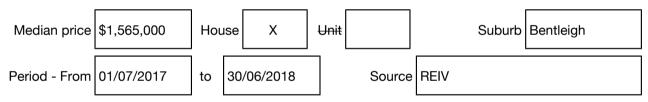
17 Lawson Street, Bentleigh Vic 3204

Indicative selling price

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

Single price \$1,895,000

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	69 Lahona Av BENTLEIGH EAST 3165	\$1,860,000	29/05/2018
2	7 David St BENTLEIGH EAST 3165	\$1,850,000	15/09/2018
3	3 Filbert St BENTLEIGH EAST 3165	\$1,800,000	12/05/2018

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.





Rooms: Property Type: House (Res) Land Size: 663.995 sqm approx Agent Comments Robert De Freitas 9593 4500 0421 430 350 robertdefreitas@jelliscraig.com.au

Indicative Selling Price \$1,895,000 Median House Price Year ending June 2018: \$1,565,000

Unrivalled 5 bedroom 3.5 bathroom family entertainer, palatial with proportions and timeless in style, featuring 2.7m ceilings, Black Butt floors, 2 main bedroom suites (WIRs & stylish ensuites), 4 entertaining zones, a sublime stone kitchen (Ilve stove & pull-out pantry), an upstairs terrace with city glimpses; a designer north facing rear garden with 2 covered alfresco areas, a multi-purpose room & workshop, hydronic heating, air cond & a double auto garage (auto gate). Near St Pauls School & Hodgson Reserve, walk to Centre Road shops & train.

Comparable Properties

69 Lahona Av BENTLEIGH EAST 3165 (REI/VG) 5 2 2 2 Price: \$1,860,000 Method: Sold Before Auction Date: 29/05/2018 Rooms: 9 Property Type: House (Res) Land Size: 679 sqm approx	Agent Comments
7 David St BENTLEIGH EAST 3165 (REI) 5 2 2 Price: \$1,850,000 Method: Auction Sale Date: 15/09/2018 Rooms: - Property Type: House (Res)	Agent Comments
3 Filbert St BENTLEIGH EAST 3165 (REI/VG) 4 2 2 2 Price: \$1,800,000 Method: Auction Sale Date: 12/05/2018 Rooms: - Property Type: House (Res) Land Size: 656 sqm approx	Agent Comments

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