

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

Median price \$1,565,000

House

X

Unit

Suburb Bentleigh

Period - From 01/07/2017

to 30/06/2018

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	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.



Rooms:
Property Type: House (Res)
Land Size: 663.995 sqm approx
Agent Comments

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)

Agent Comments



Price: \$1,860,000
Method: Sold Before Auction
Date: 29/05/2018
Rooms: 9
Property Type: House (Res)
Land Size: 679 sqm approx



7 David St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,850,000
Method: Auction Sale
Date: 15/09/2018
Rooms: -
Property Type: House (Res)



3 Filbert St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,800,000
Method: Auction Sale
Date: 12/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 656 sqm approx