

0411 551 190

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

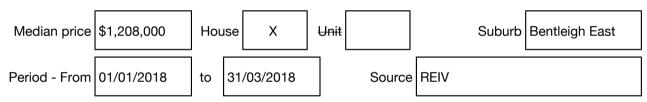
8 Curdies Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

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	7 Daley St BENTLEIGH 3204	\$1,340,000	11/06/2018
2	11 Greenview Ct BENTLEIGH EAST 3165	\$1,340,000	05/05/2018
3	5 Rae St BENTLEIGH EAST 3165	\$1,335,000	10/05/2018

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

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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.



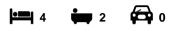
nickrenna@jelliscraig.com.au

March guarter 2018: \$1,208,000

Indicative Selling Price \$1,300,000 - \$1,400,000

Median House Price

Nick Renna 9593 4500 0411 551 190



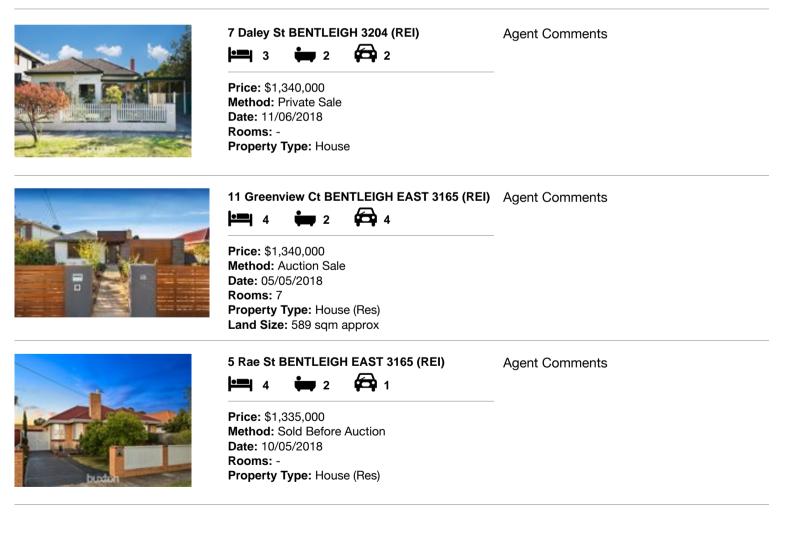
Rooms: 2 Property Type: House Land Size: 810 sqm approx

Near Tucker Rd PS.

Agent Comments This spectacular single level paradise of 4 bedroom 2 bathroom entertaining is open and airy with views of the heated pool, featuring 3 flowing living areas, the ultimate kitchen (Smeg stove), elevated deck, a 1 bed unit and auto gates to a double carport.

This spectacular single level paradise of 4 bedroom 2 bathroom family entertaining is open and airy with views of the tropical solar heated pool in the front garden, featuring 3 flowing living areas, the ultimate entertainer's kitchen (Smeg stove), elevated deck, a 1 bed unit and auto gates to a high span double carport. Near Tucker Road PS, Holmesglen College and cafes.

Comparable Properties



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