

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

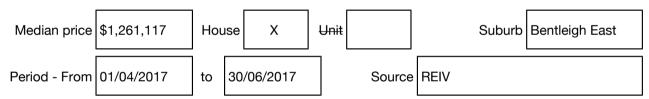
Address 63 Barrington Street, Bentleigh East Vic 3165 Including suburb and postcode

Indicative selling price

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

 Range between
 \$1,150,000
 &
 \$1,250,000

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	14 York St BENTLEIGH EAST 3165	\$1,228,000	17/06/2017
2	10 Majdal St BENTLEIGH EAST 3165	\$1,225,000	22/06/2017
3	28 Matthews Rd BENTLEIGH EAST 3165	\$1,170,000	01/07/2017

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 9557 7733 | F: 03 9557 7533

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: Land Size: 720 sqm approx Agent Comments Andrew Panagopoulos 9593 4500 0412054970 andrewpanagopoulos@jelliscraig.com.au

> Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price June quarter 2017: \$1,261,117

A Prized Proposition On 720 sqm approx. with a deep north facing rear garden, this eclectic 3 bedroom timber home is a treasure trove of potential and promise, featuring 2 separate living zones (gas heater & air cond), central kitchen/meals, & a north facing rear garden with an amphitheatre style garden, glasshouse, aviary & LU garage. Renovate, rebuild or redevelop (STCA), a few streets from Mackie Road shops & cafes, walk to Coatesville Primary School, buses, Mackie Road Reserve, Marlborough Street Reserve and GESAC.

Comparable Properties

TIL BOOM	14 York St BENTLEIGH EAST 3165 (REI) 3 1 2 Price: \$1,228,000 Method: Auction Sale Date: 17/06/2017 Rooms: 4 Property Type: House (Res) Lond Size COO come energy	Agent Comments
	Land Size: 623 sqm approx 10 Majdal St BENTLEIGH EAST 3165 (REI) 3 1 2 Price: \$1,225,000 Method: Sold Before Auction Date: 22/06/2017 Rooms: 6 Property Type: House (Res) Land Size: 580 sqm approx	Agent Comments
	28 Matthews Rd BENTLEIGH EAST 3165 (REI) 3 1 1 1 1 Price: \$1,170,000 Method: Auction Sale Date: 01/07/2017 Rooms: - Property Type: House (Res)	Agent Comments

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