

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	63 Barrington Street, Bentleigh East Vic 3165
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Indicative selling price

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

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

**Rooms:****Property Type:****Land Size:** 720 sqm approx

Agent Comments

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

**14 York St BENTLEIGH EAST 3165 (REI)**

Agent Comments

**Price:** \$1,228,000**Method:** Auction Sale**Date:** 17/06/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 623 sqm approx**10 Majdal St BENTLEIGH EAST 3165 (REI)**

Agent Comments

**Price:** \$1,225,000**Method:** Sold Before Auction**Date:** 22/06/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 580 sqm approx**28 Matthews Rd BENTLEIGH EAST 3165 (REI)** Agent Comments**Price:** \$1,170,000**Method:** Auction Sale**Date:** 01/07/2017**Rooms:** -**Property Type:** House (Res)