

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 1 Donaldson Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,440,500 House X Unit Suburb Bentleigh

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	43 Murray Rd ORMOND 3204	\$1,591,000	17/06/2017
2	17 Ardwick St BENTLEIGH 3204	\$1,532,000	09/09/2017
3	57 Holloway St ORMOND 3204	\$1,510,000	26/08/2017

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: House

Land Size: 568.938 sqm approx

Agent Comments

Superbly maintained to reflect quality family living, this exquisite 3 bedroom Art Deco home infuses the original charm with relaxed entertaining. Majestic with high ornate ceilings, picture rails, etched glass doors and polished boards, this captivating home enjoys a wide foyer, generous main bedroom (BIRs), gracious lounge (OFF) & north facing dining room, Blackwood kitchen, sun splashed family room, renovated bathroom, powder room & a covered deck (café blinds). In gorgeous gardens, this heartwarming gem provides ducted heating, air conditioning, a studio, workshop & parking for 2. In the McKinnon Sec College zone, walking distance to both Bentleigh & McKinnon stations, with a short walk to Centre Road cafes & the McKinnon Village latte scene.

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

June quarter 2017: \$1,440,500

Comparable Properties



43 Murray Rd ORMOND 3204 (REI)

Agent Comments



Price: \$1,591,000

Method: Auction Sale

Date: 17/06/2017

Rooms: -

Property Type: House (Res)



17 Ardwick St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,532,000

Method: Auction Sale

Date: 09/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 628 sqm approx



57 Holloway St ORMOND 3204 (REI)

Agent Comments

 3  2  3

Price: \$1,510,000

Method: Auction Sale

Date: 26/08/2017

Rooms: 5

Property Type: House (Res)

Land Size: 539 sqm approx