

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 1 Donaldson Street, Bentleigh Vic 3204 Including suburb and postcode

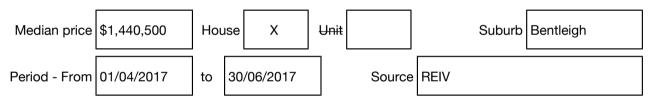
Indicative selling price

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

Range between \$1,500,000

&

Median sale price



\$1.650.000

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604

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. 1 Donaldson Street, Bentleigh Vic 3204



Trent Collie



Rooms: Property Type: House Land Size: 568.938 sqm approx

Agent Comments

9593 4500 0425 740 484 trentcollie@jelliscraig.com.au

Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price June guarter 2017: \$1,440,500

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 (OFP) & 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.

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)

Price: \$1,532,000 Method: Auction Sale Date: 09/09/2017 Rooms: -Property Type: House (Res) Land Size: 628 sqm approx Agent Comments

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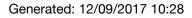
57 Holloway St ORMOND 3204 (REI)



Price: \$1,510,000 Method: Auction Sale Date: 26/08/2017 Rooms: 5 Property Type: House (Res) Land Size: 539 sqm approx Agent Comments

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REIV 🗧 🗧 propertydata



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