

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 33 Valkstone Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$2,550,000 & \$2,800,000

Median sale price

Median price \$1,150,000 House X Unit Suburb Bentleigh East

Period - From 01/07/2018 to 30/09/2018 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		
2		
3		

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

Agent Comments

Unprecedented 5 bedroom 4.5 bathroom architect designed landmark showcasing 2 main bedrooms (custom WIRs, luxe ensuites), dumb waiter, 3 entertaining zones (6.8m ceilings & gas fire), Calcutta marble kitchen (WI pantry), a vergola-covered alfresco (BBQ kitchen), luxe pool/spa in north facing gardens & a basement 2.5 car garage. McKinnon College & Valkstone PS zones.

Comparable Properties



18 Hall St MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$2,850,000

Method: Private Sale

Date: 24/06/2018

Rooms: -

Property Type: House

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.