

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

4a Leckie Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$965,000

Property Type Unit

Suburb Bentleigh

Period - From 01/04/2021

to

30/06/2021

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	28b Hutchinson St BENTLEIGH 3204	\$1,400,000	12/04/2021
2	10a Galtum Av BENTLEIGH 3204	\$1,410,000	28/01/2021
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.~~

This Statement of Information was prepared on:

26/07/2021 17:39



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Spectacular in size, uncompromising in quality & just completed, this 4BR, 3.5BTH home comes with open plan living-dining around an elite Bosch kitchen, multiple master-suites, al fresco entertaining in maintenance free gardens & an auto garage.

Comparable Properties



28b Hutchinson St BENTLEIGH 3204 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,400,000

Method: Sold Before Auction

Date: 12/04/2021

Property Type: Townhouse (Res)

Land Size: 322 sqm approx



10a Galtum Av BENTLEIGH 3204 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,410,000

Method: Private Sale

Date: 28/01/2021

Property Type: Townhouse (Single)

Land Size: 307 sqm approx

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.