

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

29B Luckins Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,650,000

&

\$1,700,000

Median sale price

Median price \$1,675,000

Property Type House

Suburb Bentleigh

Period - From 01/07/2020

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	14A Gilmour Rd, Bentleigh, Vic 3204, Australia	\$1,770,000	16/07/2021
2	19a Scotts St BENTLEIGH 3204	\$1,651,000	03/07/2021
3	3A Harding St BENTLEIGH 3204	\$1,698,000	13/03/2021

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:

30/07/2021 16:57



4 3.5 2

Property Type: Townhouse

Agent Comments

A stunning contemporary design set in leafy landscaping offers light filled luxury with low maintenance ease in this superb street front home where elegantly finished generous proportions include two living areas, irresistible indoor/outdoor entertaining and the choice of up or downstairs main bedroom suites. Features ASKO kitchen, remote garage and OSP.

Comparable Properties

14A Gilmour Rd, Bentleigh, Vic 3204, Australia Agent Comments
(REI)

4 2 2

Price: \$1,770,000

Method:

Date: 16/07/2021

Property Type: Townhouse (Single)



19a Scotts St BENTLEIGH 3204 (REI)

Agent Comments

4 3 1

Price: \$1,651,000

Method: Auction Sale

Date: 03/07/2021

Property Type: Townhouse (Res)



3A Harding St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 1

Price: \$1,698,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Townhouse (Res)

Land Size: 406 sqm approx