

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

2b Manuka Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,168,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/01/2020

to

31/03/2020

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 | 15b Bradford St BENTLEIGH EAST 3165 | \$1,245,000 | 12/06/2020 |
| 2 | 28b Stockdale Av BENTLEIGH EAST 3165 | \$1,225,000 | 15/02/2020 |
| 3 | 1/17 Gardeners Rd BENTLEIGH EAST 3165 | \$1,200,000 | 16/03/2020 |

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:

24/06/2020 15:16

Jellis Craig

 3  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



15b Bradford St BENTLEIGH EAST 3165 (REI) Agent Comments

 4  3  2

Price: \$1,245,000

Method: Sold Before Auction

Date: 12/06/2020

Property Type: Townhouse (Res)



28b Stockdale Av BENTLEIGH EAST 3165 (REI/VG) Agent Comments

 2  2  2

Price: \$1,225,000

Method: Auction Sale

Date: 15/02/2020

Property Type: Townhouse (Single)

Land Size: 291 sqm approx



1/17 Gardeners Rd BENTLEIGH EAST 3165 (REI/VG) Agent Comments

 3  2  1

Price: \$1,200,000

Method: Sold Before Auction

Date: 16/03/2020

Property Type: Townhouse (Res)

Land Size: 422 sqm approx