

# 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

3/14 Quinns Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$460,000

&

\$500,000

### Median sale price

Median price

\$1,258,500

Property Type

Unit

Suburb

Bentleigh East

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		
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.

This Statement of Information was prepared on:

24/08/2021 14:30

3/14 Quinns Road, Bentleigh East Vic 3165

**Jellis  
Craig**

Kosta Mesaritis

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**Indicative Selling Price**

\$460,000 - \$500,000

**Median Unit Price**

June quarter 2021: \$1,258,500



 1  1  1

**Property Type:** Apartment

Agent Comments

Boutique 1 bedroom + study security apartment with garden courtyard and the flexibility to work from home, featuring expansive living & dining with seamless stone kitchen (Miele appliances), an elevated sun-drenched deck, Oak floors, R/C air cond, lift access to secure basement garaging & storage. Footsteps to GESAC, bus & Centre Rd shops.

## Comparable Properties

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



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