

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

2/3 Birdwood Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$700,000

&

\$770,000

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	3/63 Brooks St BENTLEIGH EAST 3165	\$788,000	14/05/2020
2	2/695 Warrigal Rd BENTLEIGH EAST 3165	\$735,000	29/02/2020
3	3/17 Birdwood St BENTLEIGH EAST 3165	\$705,000	29/02/2020

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:

08/07/2020 14:24

2/3 Birdwood Street, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

March quarter 2020: \$1,168,000



3 2 2

Property Type: Unit

Agent Comments

Invitingly spacious rear 3 bedroom 2 bathroom single level townhouse, featuring a wide entry foyer, impressive north facing living & dining, generous Emporite kitchen, 3 lovely bedrooms (WIR/BIRs/desk), travertine look bathrooms (spa & ensuite), a sun-drenched deck, ducted heating, evap cooling, R/C air cond, alarm & an auto garage. Love the community at Mackie Rd shops.

Comparable Properties

3/63 Brooks St BENTLEIGH EAST 3165 (VG)

Agent Comments

2 - -

Price: \$788,000

Method: Sale

Date: 14/05/2020

Property Type: Flat/Unit/Apartment (Res)



2/695 Warrigal Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 2

Price: \$735,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Unit



3/17 Birdwood St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 1 1

Price: \$705,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.