

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

13b Mawby Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,500,000

Median sale price

Median price \$1,392,500

Property Type Townhouse

Suburb Bentleigh East

Period - From 17/02/2021

to 16/02/2022

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 | 12b Blamey St BENTLEIGH EAST 3165 | \$1,485,000 | 16/12/2021 |
| 2 | 50b Elizabeth St BENTLEIGH EAST 3165 | \$1,470,000 | 08/12/2021 |
| 3 | 44B Royena Rd MOORABBIN 3189 | \$1,445,000 | 09/02/2022 |

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:

17/02/2022 23:57

13b Mawby Road, Bentleigh East Vic 3165

**Jellis
Craig**

Anthony Fordham

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Indicative Selling Price

\$1,500,000

Median Townhouse Price

17/02/2021 - 16/02/2022: \$1,392,500



4 2 2

Property Type: Townhouse
(Single)

Agent Comments

Super smart, spacious and state of the art, this as new executive home by MAP Developments employs expert design, fastidious attention to detail and premium high end finishes in a generously proportioned family environment boasting a downstairs main bedroom suite, beautiful granite kitchen with Siemens appliances, mud room, remote garage and additional OSP.

Comparable Properties



12b Blamey St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,485,000

Method: Private Sale

Date: 16/12/2021

Property Type: Townhouse (Single)



50b Elizabeth St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,470,000

Method: Private Sale

Date: 08/12/2021

Property Type: Townhouse (Single)



44B Royena Rd MOORABBIN 3189 (REI)

Agent Comments

4 2 1

Price: \$1,445,000

Method: Private Sale

Date: 09/02/2022

Property Type: Townhouse (Single)

Land Size: 288 sqm approx

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



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