

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

14B Uonga Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,450,000

&

\$1,520,000

Median sale price

Median price \$871,000

Property Type Unit

Suburb Bentleigh

Period - From 01/07/2019

to 30/09/2019

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	50a Robert St BENTLEIGH 3204	\$1,555,000	31/08/2019
2	27b Atkinson St BENTLEIGH 3204	\$1,553,000	17/08/2019
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:

29/10/2019 11:15



3 2 2

Property Type: Townhouse

Agent Comments

Amazing new 3 bedroom + study 2.5 bathroom sensation showcasing Elba marble finishes, 3 stunning entertaining zones (stone fireplace), an atrium; luxe Bosch kitchen, a honed bluestone alfresco area in a beautifully deep landscaped garden & auto garage. Metres to Halley Park.

Comparable Properties



50a Robert St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,555,000

Method: Auction Sale

Date: 31/08/2019

Rooms: 9

Property Type: Townhouse (Res)



27b Atkinson St BENTLEIGH 3204 (REI)

Agent Comments

4 3 1

Price: \$1,553,000

Method: Auction Sale

Date: 17/08/2019

Property Type: Townhouse (Res)

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.