

# 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

16a Birdwood Street, 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 \$1,400,000

&

\$1,450,000

### 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	72A Kennedy St BENTLEIGH EAST 3165	\$1,490,000	26/06/2021
2	2b Patricia St BENTLEIGH EAST 3165	\$1,450,000	23/05/2021
3	2A Patricia St BENTLEIGH EAST 3165	\$1,420,000	15/05/2021

**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:

31/07/2021 20:02



 5  3  3

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**72A Kennedy St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

 4  3  2

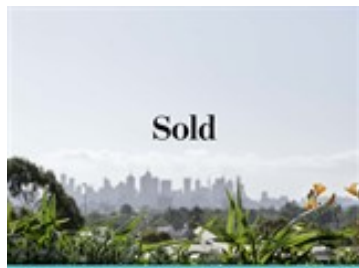
**Price:** \$1,490,000

**Method:** Auction Sale

**Date:** 26/06/2021

**Property Type:** Townhouse (Res)

**Land Size:** 367 sqm approx



**2b Patricia St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 23/05/2021

**Property Type:** Townhouse (Single)



**2A Patricia St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  3  1

**Price:** \$1,420,000

**Method:** Auction Sale

**Date:** 15/05/2021

**Property Type:** Townhouse (Res)