

# 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

40A Thomasina 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)

Single price

\$1,495,000

### Median sale price

Median price

\$1,202,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2019

to

31/12/2019

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	24a Leckie St BENTLEIGH 3204	\$1,432,000	07/12/2019
2	2/6 selkirk Av MCKINNON 3204	\$1,430,000	16/11/2019
3	73 Draper St ORMOND 3204	\$1,420,000	11/02/2020

**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:

24/02/2020 11:29

40A Thomasina Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Anthony Fordham  
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**Indicative Selling Price**

\$1,495,000

**Median House Price**

December quarter 2019: \$1,202,500



4   2   1

**Property Type:** Townhouse (Res)

Agent Comments

Exquisite new 4 bedroom 2.5 bathroom abode executing lifestyle living perfectly, featuring a luxurious foyer, 2 sumptuous entertaining zones, stunning stone kitchen (3 pantries & 900mm Bosch appliances), a pergola shaded deck, city glimpses, commercial double glazing, wide European Oak floors, ducted heating/air cond + individual room R/C air cond upstairs, security & auto garage. McKinnon Secondary College zone, walk to GESAC, bus & parks.

## Comparable Properties



**24a Leckie St BENTLEIGH 3204 (REI)**

Agent Comments

4   3   1

**Price:** \$1,432,000

**Method:** Auction Sale

**Date:** 07/12/2019

**Property Type:** Townhouse (Res)



**2/6 selkirk Av MCKINNON 3204 (REI)**

Agent Comments

4   3   2

**Price:** \$1,430,000

**Method:** Auction Sale

**Date:** 16/11/2019

**Property Type:** Townhouse (Res)



**73 Draper St ORMOND 3204 (REI)**

Agent Comments

4   3   2

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

**Method:** Private Sale

**Date:** 11/02/2020

**Property Type:** Townhouse (Single)

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.