### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

	14b Mervin Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

#### Indicative selling price

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

hange between \$1,350,000 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Range between	\$1,350,000	&	\$1,450,000
---	---------------	-------------	---	-------------

#### Median sale price

Median price	\$1,172,500	Pro	pperty Type Un	it		Suburb	Bentleigh East
Period - From	01/01/2021	to	31/03/2021	So	urce	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

	areas or comparable property	1 1100	Date of Sale
1	68 Elizabeth St BENTLEIGH EAST 3165	\$1,440,000	27/02/2021
2	47A Wingate St BENTLEIGH EAST 3165	\$1,405,000	19/01/2021
3	8b Mervin St BENTLEIGH EAST 3165	\$1,379,000	20/01/2021

#### 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:	29/04/2021 13:48



Date of sale



Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

> **Indicative Selling Price** \$1,350,000 - \$1,450,000 **Median Unit Price** March quarter 2021: \$1,172,500



Property Type: Townhouse

**Agent Comments** 

Sensational 4 bedroom 4.5 bathroom town residence featuring a sublime stone kitchen (WI pantry), expansive open plan entertaining (gas log fire), upstairs retreat/study, 4 deluxe bedrooms (BIRs/WIRs, ensuites), a covered alfresco (outdoor kitchen) in a lush rear garden zoned ducted heating/air cond, ducted vac & auto garage. Walk to Tucker Road Primary School.

## Comparable Properties



68 Elizabeth St BENTLEIGH EAST 3165 (REI)

Price: \$1,440,000 Method: Auction Sale Date: 27/02/2021

Property Type: Townhouse (Res)

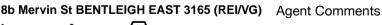
47A Wingate St BENTLEIGH EAST 3165 (REI/VG)

Price: \$1,405,000 Method: Private Sale Date: 19/01/2021

Property Type: Townhouse (Single) Land Size: 360 sqm approx

Agent Comments

**Agent Comments** 





Method: Private Sale Date: 20/01/2021

Price: \$1,379,000

Property Type: Townhouse (Single) Land Size: 355 sqm approx

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



