

# 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 Mervin 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

\$1,350,000

&

\$1,450,000

### Median sale price

Median price

\$1,172,500

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/01/2021

to

31/03/2021

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	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

14b Mervin Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Kosta Mesaritis

9593 4500

0412 117 529

kostamesaritis@jellisrcraig.com.au

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median Unit Price**

March quarter 2021: \$1,172,500



4 4 2

**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)**

Agent Comments

4 3 1

**Price:** \$1,440,000

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** Townhouse (Res)



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

Agent Comments

4 3 2

**Price:** \$1,405,000

**Method:** Private Sale

**Date:** 19/01/2021

**Property Type:** Townhouse (Single)

**Land Size:** 360 sqm approx



**8b Mervin St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

4 3 1

**Price:** \$1,379,000

**Method:** Private Sale

**Date:** 20/01/2021

**Property Type:** Townhouse (Single)

**Land Size:** 355 sqm approx

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