

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

21a Melva Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,400,000

&

\$1,520,000

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	13A Elwyn St BENTLEIGH EAST 3165	\$1,545,800	08/05/2021
2	126 Marlborough St BENTLEIGH EAST 3165	\$1,520,000	08/05/2021
3	45B Kinlock Av MURRUMBEENA 3163	\$1,560,000	28/02/2021

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:

13/07/2021 16:26

21a Melva Street, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$1,400,000 - \$1,520,000

Median Unit Price

March quarter 2021: \$1,172,500



4 4 2

Property Type: Townhouse

Agent Comments

Stunning new 4 bedroom 4.5 bathroom split level town residence in the McKinnon Secondary College zone with glorious views, elevated open plan entertaining with impressive stone kitchen (Siemens/Miele appliances), relaxed upstairs living/study, a tranquil rear garden with deck, zoned ducted R/C air cond & auto garage. Walk to bus, parks & Hughesdale Primary School.

Comparable Properties

13A Elwyn St BENTLEIGH EAST 3165 (VG)

Agent Comments

4 - -

Price: \$1,545,800

Method: Sale

Date: 08/05/2021

Property Type: House (Res)

Land Size: 291 sqm approx



126 Marlborough St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,520,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Townhouse (Res)



45B Kinlock Av MURRUMBEENA 3163 (REI/VG)

Agent Comments

4 3 2

Price: \$1,560,000

Method: Auction Sale

Date: 28/02/2021

Property Type: Townhouse (Res)

Land Size: 764 sqm approx

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