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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,400,000		&		\$1,520,000			
Median sale p	rice							
Median price	\$1,172,500	Pro	operty Type	Unit			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.

Ad	dress 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







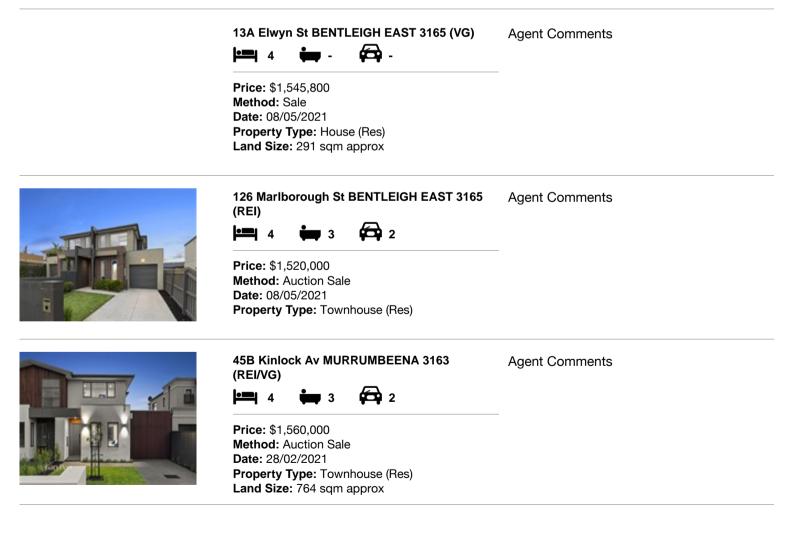
Property Type: Townhouse Agent Comments

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

> Indicative Selling Price \$1,400,000 - \$1,520,000 Median Unit Price March quarter 2021: \$1,172,500

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



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.