

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

3a Renown Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,250,000

&

\$1,300,000

Median sale price

Median price \$818,500

Property Type Unit

Suburb Bentleigh

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	5b Ardwick St BENTLEIGH 3204	\$1,350,000	15/02/2020
2	4b Plymouth St BENTLEIGH EAST 3165	\$1,330,000	19/09/2019
3	21b Wards Gr BENTLEIGH EAST 3165	\$1,275,000	26/02/2020

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:

04/03/2020 11:05



 4  3  1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,300,000

Median Unit Price

December quarter 2019: \$818,500

Comparable Properties



5b Ardwick St BENTLEIGH 3204 (REI)

Agent Comments

 4  3  1

Price: \$1,350,000

Method: Auction Sale

Date: 15/02/2020

Property Type: Townhouse (Res)



4b Plymouth St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,330,000

Method: Sold Before Auction

Date: 19/09/2019

Property Type: Townhouse (Res)



21b Wards Gr BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  1

Price: \$1,275,000

Method: Sold Before Auction

Date: 26/02/2020

Property Type: Townhouse (Res)

Land Size: 325 sqm approx