

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

201/495 South Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$529,000

Median sale price

Median price

\$910,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/01/2020

to

31/03/2020

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	6/60-66 Patterson Rd BENTLEIGH 3204	\$520,000	24/02/2020
2	102/1 Faulkner St BENTLEIGH 3204	\$520,000	13/03/2020
3	108/1 Major St HIGHETT 3190	\$515,000	07/03/2020

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:

11/05/2020 18:15



2 2 1

Property Type: Apartment

Agent Comments

Radiant 2 bedroom top floor security apartment enjoying European Oak floors, fabulous living & dining with high ceilings; Ilve kitchen, covered balcony; chic semi ensuite & lift access to secure basement parking (storage). Near Moorabbin Central, train & Holmesglen College.

Comparable Properties



6/60-66 Patterson Rd BENTLEIGH 3204 (VG)

Agent Comments

2 - -

Price: \$520,000

Method: Sale

Date: 24/02/2020

Property Type: Strata Unit/Flat

102/1 Faulkner St BENTLEIGH 3204 (VG)

Agent Comments

2 - -

Price: \$520,000

Method: Sale

Date: 13/03/2020

Property Type: Strata Unit/Flat

108/1 Major St HIGGETT 3190 (REI/VG)

Agent Comments

2 1 1

Price: \$515,000

Method: Auction Sale

Date: 07/03/2020

Property Type: Apartment