

# 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

56A Robert Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000

&

\$1,450,000

### 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	8b Adrian St BENTLEIGH EAST 3165	\$1,475,000	29/02/2020
2	24a Leckie St BENTLEIGH 3204	\$1,432,000	07/12/2019
3			

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:

14/04/2020 17:11



**Property Type:** Townhouse

**Land Size:** 298 sqm approx

**Agent Comments**

Dynamic 4 bed + study 2.5 bath haven giving relaxed living a touch of sass, featuring a designer downstairs main bedroom, seamless kitchen with Caesar stone bench tops & Smeg appliances, 2 entertaining zones, a pergola-shaded deck & an auto garage. Close to everything.

## Comparable Properties



**8b Adrian St BENTLEIGH EAST 3165 (REI/VG)** Agent Comments



**Price:** \$1,475,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** Townhouse (Res)

**Land Size:** 318 sqm approx



**24a Leckie St BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$1,432,000

**Method:** Auction Sale

**Date:** 07/12/2019

**Property Type:** Townhouse (Res)

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.