

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

3/37 Mavho Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$957,000

Property Type Unit

Suburb Bentleigh

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		
2		
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:

04/05/2021 15:34

3/37 Mavho Street, Bentleigh Vic 3204

**Jellis
Craig**

Kon Galitos

9593 4500

0414 902 680

kongalitos@jellisrcraig.com.au

Indicative Selling Price

\$950,000 - \$1,040,000

Median Unit Price

March quarter 2021: \$957,000



 3  2  2

Property Type: Townhouse

Agent Comments

Beautiful 3 bedroom 3.5 bathroom town residence in sumptuous style. Taking advantage of the northern sunshine, this bespoke stunner features a fabulous living & dining area with sun-drenched balcony, gorgeous stone kitchen (Smeg appliances), 3 stunning bathrooms (fitted BIRs), 3 glamorous bathrooms (2 ensuites) & powder room. In this boutique group of 5, this quality home features European Oak floors, Daikin R/C air cond, security, black tapware & a double auto garage (laundry). Metres to Centre Road's vibrant shopping strip.

Comparable Properties

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.

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