

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

9b Lois Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,180,000

&

\$1,230,000

Median sale price

Median price \$1,182,500

Property Type Unit

Suburb Bentleigh East

Period - From 01/07/2020

to 30/09/2020

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	9b Bellevue Rd BENTLEIGH EAST 3165	\$1,218,000	06/07/2020
2	64a Pasadena Cr BENTLEIGH EAST 3165	\$1,210,000	07/07/2020
3	12a Patricia St BENTLEIGH EAST 3165	\$1,180,000	17/07/2020

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:

10/11/2020 13:52



4 3 2

Property Type: Townhouse

Agent Comments

Quality defines the essence of this striking 4 bedroom 3 bathroom street front residence. With European Oak floors, this stylish home enjoys a downstairs bedroom (BIRs), elegant lounge, north facing entertaining (gas fire) with sleek stone kitchen (Smeg stove, butler's pantry), a sunny rear courtyard garden (BBQ kitchen) & auto garage. Near St Peters PS & St James College.

Comparable Properties

9b Bellevue Rd BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

4 3 2

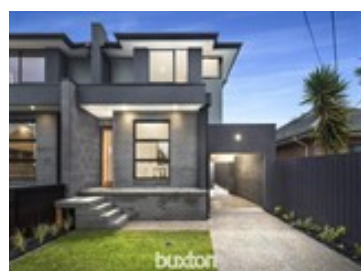
Price: \$1,218,000

Method: Private Sale

Date: 06/07/2020

Property Type: Townhouse (Single)

Land Size: 325 sqm approx



64a Pasadena Cr BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

4 2 2

Price: \$1,210,000

Method: Private Sale

Date: 07/07/2020

Property Type: House

12a Patricia St BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

4 3 2

Price: \$1,180,000

Method: Private Sale

Date: 17/07/2020

Property Type: Townhouse (Res)