

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

58a Latham Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,280,000

&

\$1,350,000

Median sale price

Median price \$1,015,000

Property Type Unit

Suburb Bentleigh East

Period - From 08/10/2019

to

07/10/2020

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	19A Konrad St BENTLEIGH EAST 3165	\$1,390,000	29/07/2020
2	13a McGuinness Rd BENTLEIGH EAST 3165	\$1,325,000	08/07/2020
3	79b Parkmore Rd BENTLEIGH EAST 3165	\$1,279,000	18/06/2020

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:

08/10/2020 10:49



4
 3
 2

Rooms: 2

Property Type: T/house

Land Size: 292.5 sqm approx

Agent Comments

Striking new interior designed 4 bedroom + study 3.5 bathroom residence. Using Swiss engineered Oak floors, black tapware/door furniture and terrazzo tiled bathrooms, it features expansive entertaining, designer stone kitchen (2 Smeg ovens, WI pantry & huge butler's pantry), a gorgeous retreat & a Mod-wood deck in mature landscaped gardens. One of the best, this boutique home provides zoned ducted heating/air cond, solar hot water, data cabling, full security & an auto gate to a large auto garage. Metres to Mackie Rd shops & GESAC, Coatesville PS zone.

Indicative Selling Price

\$1,280,000 - \$1,350,000

Median Unit Price

08/10/2019 - 07/10/2020: \$1,015,000

Comparable Properties



**19A Konrad St BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

4
 2
 2

Price: \$1,390,000

Method: Private Sale

Date: 29/07/2020

Property Type: Townhouse (Single)

Land Size: 303 sqm approx



**13a McGuinness Rd BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

4
 3
 2

Price: \$1,325,000

Method: Auction Sale

Date: 08/07/2020

Property Type: Townhouse (Res)

Land Size: 292 sqm approx



**79b Parkmore Rd BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

4
 3
 2

Price: \$1,279,000

Method: Sold Before Auction

Date: 18/06/2020

Property Type: Townhouse (Res)

Land Size: 301 sqm approx