

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

6 Cairnes Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,677,750

Property Type House

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	20 Galtum Av BENTLEIGH 3204	\$2,070,000	05/06/2021
2	5 Tovan Akas Av BENTLEIGH 3204	\$1,855,600	08/02/2021
3	33 Mavho St BENTLEIGH 3204	\$1,895,000	14/01/2021

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:

16/06/2021 16:57



Property Type: House

Land Size: 648 sqm approx

Agent Comments

Irresistible 4 bedroom 3 bathroom brick Californian Bungalow in secluded gardens, enjoying 3 spacious living rooms (fireplace), provincial style stone kitchen, an upstairs bedroom with study/living, a guest house, glass-covered alfresco & tandem garage. Near Centre Rd.

Comparable Properties



20 Galtum Av BENTLEIGH 3204 (REI)

Agent Comments



Price: \$2,070,000

Method: Auction Sale

Date: 05/06/2021

Property Type: House

Land Size: 604 sqm approx



5 Tovan Akas Av BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,855,600

Method: Sold Before Auction

Date: 08/02/2021

Property Type: House (Res)

Land Size: 691 sqm approx



33 Mavho St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,895,000

Method: Private Sale

Date: 14/01/2021

Property Type: House