

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

21 Leonie Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,450,000

&

\$1,530,000

Median sale price

Median price \$1,440,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 23/05/2021

to

22/05/2022

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	34b Matthews Rd BENTLEIGH EAST 3165	\$1,520,000	28/04/2022
2	42a Goodrich St BENTLEIGH EAST 3165	\$1,520,000	04/03/2022
3	2B Mawby Rd BENTLEIGH EAST 3165	\$1,490,000	07/05/2022

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:

23/05/2022 13:38

21 Leonie Avenue, Bentleigh East Vic 3165

**Jellis
Craig**

Anthony Fordham
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Indicative Selling Price

\$1,450,000 - \$1,530,000

Median Townhouse Price

23/05/2021 - 22/05/2022: \$1,440,000



4 3 2

Rooms: 7

Property Type: Townhouse

Agent Comments

Architectural four bedroom, three bathroom town residence enjoying a beautiful living and dining area, sumptuous upstairs living, stunning stone kitchen, bluestone paved alfresco and an auto garage. Metres to Centenary Park.

Comparable Properties



34b Matthews Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 1

Price: \$1,520,000

Method: Sold Before Auction

Date: 28/04/2022

Property Type: Townhouse (Res)



42a Goodrich St BENTLEIGH EAST 3165 (REI) Agent Comments

4 3 2

Price: \$1,520,000

Method: Sold Before Auction

Date: 04/03/2022

Property Type: Townhouse (Res)



2B Mawby Rd BENTLEIGH EAST 3165 (REI) Agent Comments

4 3 2

Price: \$1,490,000

Method: Auction Sale

Date: 07/05/2022

Property Type: Townhouse (Res)

Land Size: 360 sqm approx

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



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