

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

341a Mckinnon Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,725,000

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	11a London St BENTLEIGH 3204	\$1,685,000	01/10/2020
2	53A Moonya Rd CARNEGIE 3163	\$1,680,000	05/12/2020
3	24a Ellen St BENTLEIGH EAST 3165	\$1,645,000	14/11/2020

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:

22/12/2020 13:42



Property Type: Townhouse

Land Size: 394 sqm approx

Agent Comments

Architect designed new 4 bedroom + study 3.5 bathroom masterpiece showcasing 2 beautiful bedroom suites, 2 north facing entertaining zones, a Smeg stone kitchen (WI pantry), a fabulous deck in landscaped gardens & an auto garage (auto gate). McKinnon Secondary College zone.

Comparable Properties

11a London St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,685,000

Method: Private Sale

Date: 01/10/2020

Property Type: Townhouse (Res)



53A Moonya Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,680,000

Method: Auction Sale

Date: 05/12/2020

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 418 sqm approx



24a Ellen St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,645,000

Method: Auction Sale

Date: 14/11/2020

Property Type: Townhouse (Res)