

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

35a Stockdale Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$840,000 & \$890,000

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	56 Hill St BENTLEIGH EAST 3165	\$889,000	20/07/2020
2	2/72 Latham St BENTLEIGH EAST 3165	\$880,000	05/08/2020
3	1/43 Richard St BENTLEIGH EAST 3165	\$875,000	18/08/2020

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:

25/10/2020 15:58



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Property Type: Townhouse (Res)**Land Size:** 184 sqm approx**Indicative Selling Price**

\$840,000 - \$890,000

Median Unit Price

September quarter 2020: \$1,182,500

Agent Comments

This attic style freestanding 3 bedroom 2 bathroom rear townhouse is warm and inviting with its use of timbers and northern aspect. Superb with its parquet floors throughout, this spacious abode enjoys an expansive north facing open plan living & dining area with a cute bi-fold door opening to a covered alfresco area in the sun filled courtyard with hedged borders; granite kitchen (900mm appliances, plumbing for the fridge & a 2nd storey void), a downstairs main bedroom (wall of BIRs, courtyard access and a fully tiled spa ensuite), 2 attic style bedrooms (roof storage), a vogue semi ensuite and a lovely balcony. With everything you could need for a low maintenance lifestyle, this heartwarming home has ducted heating, air conditioning, video intercom, security doors, surround sound speakers, instant hot water, ducted vacuum, under stair storage and internal access to an auto garage with European laundry. Nestled between GESAC and Mackie Road shops, metres to the Chadstone/Southland bus, Bailey Reserve and childcare, zoned for Coatesville Primary School.

Comparable Properties

**56 Hill St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

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Price: \$889,000**Method:** Private Sale**Date:** 20/07/2020**Property Type:** House**2/72 Latham St BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 2 2

Price: \$880,000**Method:** Private Sale**Date:** 05/08/2020**Property Type:** Townhouse (Single)



1/43 Richard St BENTLEIGH EAST 3165 (REI) Agent Comments

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Price: \$875,000

Method: Private Sale

Date: 18/08/2020

Property Type: House

Land Size: 370 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.