

# 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

12A Marquis Road, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$820,000 & \$880,000

### Median sale price

Median price \$805,000

Property Type Unit

Suburb Bentleigh

Period - From 01/10/2019

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	169b Wickham Rd MOORABBIN 3189	\$871,000	15/07/2020
2	1a Romney CI MOORABBIN 3189	\$870,000	13/06/2020
3	1/14 Brosa Av BENTLEIGH EAST 3165	\$865,000	29/05/2020

**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:

19/10/2020 21:46



3   
 2   
 2

**Property Type:** Townhouse  
(Single)

**Indicative Selling Price**

\$820,000 - \$880,000

**Median Unit Price**

Year ending September 2020: \$805,000

#### Agent Comments

On its own title with a long drive, this secluded rear period style 3 bedroom 2 bathroom brick townhouse is warm and inviting in private garden tranquility. Lapping up the sunlight, this hidden retreat features a generous north facing living & dining area with French doors to a side covered alfresco deck hidden behind the grape-vine draped pergola; a country style kitchen with timber benchtops, a lovely main bedroom (WIR & period style ensuite), 2 further bedrooms (BIRs), heritage bathroom and a separate laundry leading to a paved courtyard garden with vegie patches. Make it your own in time with your own sense of style, as this freestanding abode is perfectly private, complete with high ceilings, timber floors, ducted heating, air conditioning and a lock up garage. Peacefully located around the corner from Tucker Road Primary School, trendy cafes and bus services, moments to train, great shopping precincts and Holmesglen College.

## Comparable Properties



**169b Wickham Rd MOORABBIN 3189 (REI)**

Agent Comments

3   
 2   
 1

**Price:** \$871,000

**Method:** Sold Before Auction

**Date:** 15/07/2020

**Property Type:** Townhouse (Res)

**Land Size:** 265 sqm approx



**1a Romney CI MOORABBIN 3189 (REI/VG)**

Agent Comments

3   
 2   
 1

**Price:** \$870,000

**Method:** Private Sale

**Date:** 13/06/2020

**Rooms:** 4

**Property Type:** House

**Land Size:** 174 sqm approx



1/14 Brosa Av BENTLEIGH EAST 3165  
(REI/VG)

Agent Comments

 3    2    1

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**Price:** \$865,000

**Method:** Private Sale

**Date:** 29/05/2020

**Property Type:** Unit

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

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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.