

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

13 Anarth Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$860,000 & \$900,000

Median sale price

Median price \$1,310,000 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2021 to 30/09/2021 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	4/6 Crosbie Rd MURRUMBEENA 3163	\$880,000	28/10/2021
2	1/95 Coorigil Rd CARNEGIE 3163	\$876,500	11/09/2021
3	4/12 Francesco St BENTLEIGH EAST 3165	\$860,000	17/08/2021

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:

02/11/2021 14:42



2
 1
 2

Rooms: 4
Property Type: Townhouse
 (Single)

Agent Comments

Indicative Selling Price

\$860,000 - \$900,000

Median Unit Price

September quarter 2021: \$1,310,000

Leafy views and natural light complement the timeless style in this classic contemporary 2 bedroom 1.5 bathroom freestanding town residence in the McKinnon Secondary College zone. Stunning with its herringbone laid parquet floors and large windows, this quality-built home on its own title, features a gorgeous lounge, a modern classic granite kitchen with Bosch appliances overlooking a radiant living/dining area; 2 lovely bedrooms with BIRs, a sparkling semi-ensuite and a powder room. The peaceful rear garden, complete with paved alfresco entertaining area.

Comparable Properties

**4/6 Crosbie Rd MURRUMBEENA 3163 (REI)**

Agent Comments

2
 1
 2

Price: \$880,000**Method:** Auction Sale**Date:** 28/10/2021**Property Type:** Unit**1/95 Coorrigil Rd CARNEGIE 3163 (REI)**

Agent Comments

2
 1
 1

Price: \$876,500**Method:** Auction Sale**Date:** 11/09/2021**Rooms:** 3**Property Type:** Villa**4/12 Francesco St BENTLEIGH EAST 3165 (REI)**

Agent Comments

2
 2
 1

Price: \$860,000**Method:** Private Sale**Date:** 17/08/2021**Rooms:** 3**Property Type:** Townhouse (Res)