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 betweer	n \$860,000	&	&						
Median sale price									
Median price	\$1,310,000	Property Typ	e Unit		Suburb	Bentleigh East			
Period - From	01/07/2021	to 30/09/202	21	Sour	rce 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.

Ade	dress 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









Rooms: 4 Property Type: Townhouse (Single) Agent Comments Anthony Fordham 9593 4500 0408 107 514 anthonyfordham@jelliscraig.com.au

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 parquetry 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

Property Type: Unit	
1/95 Coorigil Rd CARNEGIE 3163 (REI) 1	Agent Comments
Image: Second systemA/12 Francesco St BENTLEIGH EAST 3165 (REI)Image: Second system2Image: Second syste	Agent Comments





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