

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

1/99 Marlborough Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,310,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 30/09/2020

to

29/09/2021

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	1b Parkmore Rd BENTLEIGH EAST 3165	\$1,500,000	25/08/2021
2	74a Latham St BENTLEIGH EAST 3165	\$1,340,000	17/06/2021
3	109b Parkmore Rd BENTLEIGH EAST 3165	\$1,325,000	10/09/2021

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:

30/09/2021 15:49

1/99 Marlborough Street, Bentleigh East Vic 3165



Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median Townhouse Price
30/09/2020 - 29/09/2021: \$1,310,000

Comparable Properties



1b Parkmore Rd BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 25/08/2021
Property Type: Townhouse (Single)
Land Size: 490 sqm approx



74a Latham St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,340,000
Method: Sold Before Auction
Date: 17/06/2021
Property Type: Townhouse (Res)



109b Parkmore Rd BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,325,000
Method: Private Sale
Date: 10/09/2021
Property Type: Townhouse (Single)

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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