

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

436a Chesterville Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,280,000 & \$1,330,000

Median sale price

Median price \$1,100,000 Property Type Unit Suburb Bentleigh East

Period - From 01/10/2020 to 31/12/2020 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	15A Bradford St BENTLEIGH EAST 3165	\$1,340,000	22/03/2021
2	12B Yaralla Rd BENTLEIGH EAST 3165	\$1,340,000	27/03/2021
3	2b Manuka St BENTLEIGH EAST 3165	\$1,310,000	24/03/2021

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:

07/04/2021 13:32

436a Chesterville Road, Bentleigh East Vic 3165

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$1,280,000 - \$1,330,000

Median Unit Price

December quarter 2020: \$1,100,000



4 2 1

Property Type: Townhouse

Agent Comments

This striking new 4 bedroom + study 3 bathroom residence sets a new standard in 21st century family living. Absolutely sublime, it features engineered Oak floors, a versatile sitting room opening to a side deck; a brilliant open plan living and dining area, stunning marble-look stone kitchen (WI pantry, top Bosch appliances), glamorous bathrooms (ensuite) and an elevated deck in low maintenance courtyard gardens. With first-class finishes, it has zoned ducted heating/cooling, video intercom, double glazing, shed & an auto garage. Zoned for Coatesville Primary School, walk to Centenary Park & trendy cafes.

Comparable Properties



15A Bradford St BENTLEIGH EAST 3165 (REI) **Agent Comments**

4 3 2

Price: \$1,340,000

Method: Sold Before Auction

Date: 22/03/2021

Property Type: Townhouse (Res)

Land Size: 298 sqm approx



12B Yaralla Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

4 2 2

Price: \$1,340,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Townhouse (Res)



2b Manuka St BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 2 1

Price: \$1,310,000

Method: Sold Before Auction

Date: 24/03/2021

Property Type: Townhouse (Res)

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