

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

16a Marquis Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,530,000

Median sale price

Median price

\$818,500

Property Type

Unit

Suburb

Bentleigh

Period - From

01/10/2019

to

31/12/2019

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	45b Mortimore St BENTLEIGH 3204	\$1,600,000	08/01/2020
2	6b Mavho St BENTLEIGH 3204	\$1,560,000	29/11/2019
3	8b Adrian St BENTLEIGH EAST 3165	\$1,475,000	29/02/2020

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:

04/03/2020 11:25



5 3 1

Property Type: Townhouse (Res)

Land Size: 394 sqm approx

Agent Comments

Comparable Properties



45b Mortimore St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,600,000

Method: Sold Before Auction

Date: 08/01/2020

Property Type: Townhouse (Res)

Land Size: 425 sqm approx



6b Mavho St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,560,000

Method: Sold Before Auction

Date: 29/11/2019

Property Type: Townhouse (Res)



8b Adrian St BENTLEIGH EAST 3165 (REI)

Agent Comments

5 3 2

Price: \$1,475,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Townhouse (Res)