

# 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

5/10a Eddys Grove, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$580,000

### Median sale price

Median price

\$850,000

Property Type

Unit

Suburb

Bentleigh

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	101/6-8 Blair St BENTLEIGH 3204	\$600,000	25/08/2020
2	2/60-66 Patterson Rd BENTLEIGH 3204	\$599,999	23/01/2021
3	2/13 Phillip St BENTLEIGH 3204	\$582,000	29/10/2020

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:

18/02/2021 10:05



2  
 1  
 1

**Indicative Selling Price**

\$580,000

**Property Type:** Apartment

**Median Unit Price**

**Agent Comments**

December quarter 2020: \$850,000

A stylish infusion of old-school comfort and contemporary warmth, this light filled 2 bedroom 1st floor apartment makes living on your own enjoyable, featuring a central hall, north facing granite kitchen (stainless steel appliances), a relaxed lounge & dining area with balcony perfectly sized for your BBQ; 2 large bedrooms (BIRs) & a bright bathroom/laundry. In this newly refurbished boutique block, this solid brick abode enjoys R/C air cond, panel heating, black tapware & parking. In one of Bentleigh's favourite streets between Bentleigh West PS & Centre Road shops, walk to train, Victory Park & Allnutt Park.

## Comparable Properties



**101/6-8 Blair St BENTLEIGH 3204 (REI)**

**Agent Comments**

2  
 2  
 1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 25/08/2020

**Property Type:** Apartment



**2/60-66 Patterson Rd BENTLEIGH 3204 (REI)**

**Agent Comments**

2  
 1  
 1

**Price:** \$599,999

**Method:** Sold Before Auction

**Date:** 23/01/2021

**Property Type:** Apartment



**2/13 Phillip St BENTLEIGH 3204 (REI)**

**Agent Comments**

2  
 1  
 1

**Price:** \$582,000

**Method:** Private Sale

**Date:** 29/10/2020

**Property Type:** Apartment