

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

5/16 Argyle Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$1,182,500 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2020 to 30/09/2020 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 | 93a Orange St BENTLEIGH EAST 3165 | \$740,000 | 27/10/2020 |
| 2 | 2/24 Golf Links Av OAKLEIGH 3166 | \$730,000 | 25/07/2020 |
| 3 | 2/16 Normanby St HUGHESDALE 3166 | \$635,000 | 22/07/2020 |

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:

19/11/2020 14:51

5/16 Argyle Street, Bentleigh East Vic 3165

**Jellis
Craig**

Robert De Freitas

9593 4500

0421 430 350

robertdefreitas@jellisrcraig.com.au

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

September quarter 2020: \$1,182,500



2 1 1

Property Type: Unit

Agent Comments

Stylishly renovated 2 bedroom villa enjoying a north facing living & dining area, fabulous stone kitchen (quality European appliances, breakfast bar), 2 double bedrooms (BIRs), stunning bathroom, fitted laundry and a sensational lifestyle courtyard with split-level deck, mod-grass, fishpond & a citrus grove. Warm in winter & cool in summer, this solid brick gem boasts Spotted Gum floors, gas heating, evap cooling & a carport. Near the new McKinnon Sec College campus (opening 2022), stroll to Mackie Rd shops, bus and parkland.

Comparable Properties



93a Orange St BENTLEIGH EAST 3165 (REI)

Agent Comments

2 2 1

Price: \$740,000

Method: Private Sale

Date: 27/10/2020

Property Type: Townhouse (Single)



2/24 Golf Links Av OAKLEIGH 3166 (REI/VG)

Agent Comments

2 1 1

Price: \$730,000

Method: Auction Sale

Date: 25/07/2020

Rooms: 3

Property Type: Unit



2/16 Normanby St HUGHESDALE 3166 (REI/VG)

Agent Comments

2 1 1

Price: \$635,000

Method: Private Sale

Date: 22/07/2020

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.