

# 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

40b Campbell Street, Bentleigh Vic 3204

### Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$957,000

Property Type Unit

Suburb Bentleigh

Period - From 01/01/2021

to 31/03/2021

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	9a Mitchell St BENTLEIGH 3204	\$1,100,000	31/03/2021
2	2/19 South Av BENTLEIGH 3204	\$1,085,000	19/01/2021
3	2/4 Fromer St BENTLEIGH 3204	\$1,020,000	31/03/2021

**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:

04/05/2021 10:54



3 2 2

**Property Type:** Townhouse

**Agent Comments**

Incredibly spacious 3 bedroom 2 bathroom single level rear residence, on the edge of Centre Road shops, featuring 3 spacious living areas, classic kitchen, north facing main bedroom (WIR & ensuite), tropical wrap-around courtyard garden, & auto garage. Walk to Allnutt Park.

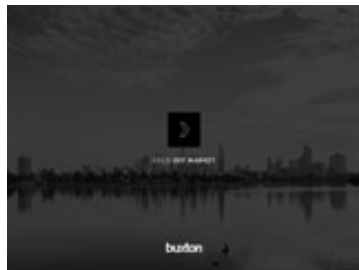
**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Unit Price**

March quarter 2021: \$957,000

## Comparable Properties



**9a Mitchell St BENTLEIGH 3204 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 31/03/2021

**Property Type:** Townhouse (Single)



**2/19 South Av BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,085,000

**Method:** Private Sale

**Date:** 19/01/2021

**Property Type:** Townhouse (Single)



**2/4 Fromer St BENTLEIGH 3204 (VG)**

**Agent Comments**

3 - -

**Price:** \$1,020,000

**Method:** Sale

**Date:** 31/03/2021

**Property Type:** Flat/Unit/Apartment (Res)