

# 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 Mcguinness Road, Bentleigh East Vic 3165

### Indicative selling price

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

Range between \$1,280,000

&

\$1,330,000

### Median sale price

Median price \$1,287,000

Property Type House

Suburb Bentleigh East

Period - From 03/05/2020

to

02/05/2021

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	27B Jassa St BENTLEIGH EAST 3165	\$1,330,000	31/03/2021
2	2b Manuka St BENTLEIGH EAST 3165	\$1,310,000	24/03/2021
3	10a Yaralla Rd BENTLEIGH EAST 3165	\$1,291,000	16/04/2021

**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:

03/05/2021 20:40

40b Mcguinness Road, Bentleigh East Vic 3165

**Jellis  
Craig**

Anthony Fordham  
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**Indicative Selling Price**

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

**Median House Price**

03/05/2020 - 02/05/2021: \$1,287,000



4 3 2

**Rooms:** 6

**Property Type:** Townhouse

**Land Size:** 315 sqm approx

Agent Comments

A superior statement of family flexibility, it showcasing up to 3 separate living zones (gas fire) or a downstairs guest bedroom with luxe bathroom; stunning stone kitchen (Smeg/Bosch appliances, WI pantry), a sumptuous main bedroom (BIRs, vogue ensuite) and a huge rear garden with a fabulous covered wrap around deck. A thoughtful design, it boasts ducted heating/air cond, ducted vac, security, double glazing, plantation shutters & an auto garage. Coatesville Primary School zone, walk to cafes, bus and Centenary Park.

## Comparable Properties



**27B Jassa St BENTLEIGH EAST 3165 (REI)**

Agent Comments

4 4 2

**Price:** \$1,330,000

**Method:** Private Sale

**Date:** 31/03/2021

**Property Type:** Townhouse (Single)



**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)



**10a Yaralla Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

4 2 2

**Price:** \$1,291,000

**Method:** Sold Before Auction

**Date:** 16/04/2021

**Property Type:** Townhouse (Res)

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