

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

41a Dromana Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,087,500

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/01/2022

to

31/03/2022

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	99B Deakin St, Bentleigh East, Vic 3165, Australia	\$1,650,000	10/12/2021
2	16a Anderson Av BENTLEIGH EAST 3165	\$1,600,000	18/02/2022
3	118a Deakin St BENTLEIGH EAST 3165	\$1,560,000	24/12/2021

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:

19/04/2022 14:32

41a Dromana Avenue, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median Unit Price

March quarter 2022: \$1,087,500



4 3 2

Property Type: Townhouse

Agent Comments

Better than new, this exquisite four bedroom plus study three bathroom town residence has all the hallmarks of excellence. Distinctive with its textured façade, this beautiful abode enjoys an impressive stone kitchen (walk in pantry and Siemens appliances), 2 superb living zones, downstairs guest suite and an elevated deck (auto blinds). Maintained to perfection, this high end home has zoned ducted heating/air conditioning, security, tinted double glazed windows, European Oak floors, 3m approx. ceilings, a wealth of storage and an auto garage.

Comparable Properties

99B Deakin St, Bentleigh East, Vic 3165, Australia (REI)

Agent Comments

4 4 2

Price: \$1,650,000

Method:

Date: 10/12/2021

Property Type: Townhouse (Single)



16a Anderson Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 1

Price: \$1,600,000

Method: Sold Before Auction

Date: 18/02/2022

Property Type: Townhouse (Res)



118a Deakin St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,560,000

Method: Private Sale

Date: 24/12/2021

Property Type: Townhouse (Single)

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



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