

# 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

3/43 Mackie 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 \$690,000 & \$740,000

### Median sale price

Median price \$1,172,500 Property Type Unit Suburb Bentleigh East

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 | 3/18 Normanby St HUGHESDALE 3166   | \$719,999 | 12/02/2021   |
| 2 | 2/63 Golf Links Av OAKLEIGH 3166   | \$700,500 | 20/03/2021   |
| 3 | 5/16 Argyle St BENTLEIGH EAST 3165 | \$695,000 | 12/12/2020   |

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:

20/04/2021 11:54

3/43 Mackie Road, Bentleigh East Vic 3165

**Jellis  
Craig**

Kosta Mesaritis

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**Indicative Selling Price**

\$690,000 - \$740,000

**Median Unit Price**

March quarter 2021: \$1,172,500



2 1 2

**Property Type:** Unit

**Agent Comments**

Gorgeous front 2 bedroom villa, beautifully renovated in Hamptons style, featuring timber look floors, white timber blinds, sublime living/dining, stunning subway-tiled kitchen, a fully tiled semi ensuite, a covered deck in an easy-care landscaped courtyard, ducted heating, R/C air cond, security, large auto garage & extra parking. Opposite Coatesville Bowling Club.

## Comparable Properties



**3/18 Normanby St HUGHESDALE 3166 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$719,999

**Method:** Sold Before Auction

**Date:** 12/02/2021

**Property Type:** Unit

**Land Size:** 82 sqm approx



**2/63 Golf Links Av OAKLEIGH 3166 (REI)**

**Agent Comments**

2 1 1

**Price:** \$700,500

**Method:** Auction Sale

**Date:** 20/03/2021

**Property Type:** Unit



**5/16 Argyle St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$695,000

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** Unit

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