

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

33A Campbell Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,600,000

&

\$1,650,000

Median sale price

Median price

\$1,797,500

Property Type

House

Suburb

Bentleigh

Period - From

01/04/2021

to

30/06/2021

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	32b Luckins Rd BENTLEIGH 3204	\$1,700,000	01/10/2021
2	29b Luckins Rd BENTLEIGH 3204	\$1,651,250	06/08/2021
3	19a Scotts St BENTLEIGH 3204	\$1,651,000	03/07/2021

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:

12/10/2021 14:50



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Rooms: 7**Property Type:** Townhouse (Res)**Land Size:** 378 sqm approx

Agent Comments

Impressive 4 bedroom + study 3.5 bathroom town residence with a distinctive edge featuring a stunning stone kitchen (Bosch/Siemens appliances), sublime living and dining (custom cabinetry), a light-filled retreat, 2 beautiful bedroom suites and a covered alfresco entertaining area with BBQ kitchen and street art-style feature. In easy-care gardens, it's comfortable with stained Tasmanian Oak floors, ducted heating/air cond, security, sheer drapes & an auto garage. Walk to Allnutt Park, Centre Rd shops, schools & train.

Comparable Properties

**32b Luckins Rd BENTLEIGH 3204 (REI)**

Agent Comments

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Price: \$1,700,000**Method:** Private Sale**Date:** 01/10/2021**Property Type:** Townhouse (Single)**29b Luckins Rd BENTLEIGH 3204 (REI/VG)**

Agent Comments

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Price: \$1,651,250**Method:** Sold Before Auction**Date:** 06/08/2021**Property Type:** Townhouse (Res)**19a Scotts St BENTLEIGH 3204 (REI/VG)**

Agent Comments

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 1

Price: \$1,651,000**Method:** Auction Sale**Date:** 03/07/2021**Property Type:** Townhouse (Res)