

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

2/23-25 Schulz Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,131,250 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2020 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	25b Wamba Rd BENTLEIGH EAST 3165	\$960,000	01/12/2020
2	627a South Rd BENTLEIGH EAST 3165	\$921,000	16/04/2021
3			

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: 20/05/2021 10:39



3 2 2

Rooms: 6

Property Type: Unit

Agent Comments

Tucked away at the rear of a boutique block, you will be very impressed by the amount of space the residence provides. An exemplary environment where generous three-bedroom two-bathroom proportions enjoy abundant natural light, pristine presentation and the lifestyle flexibility of a low maintenance parcel. Units of this size do not come along often!

Comparable Properties



**25b Wamba Rd BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

3 2 2

Price: \$960,000

Method: Private Sale

Date: 01/12/2020

Property Type: Unit



627a South Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$921,000

Method: Sold Before Auction

Date: 16/04/2021

Property Type: Unit

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.