

# 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

38a Abbin Avenue, 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 \$1,400,000

&

\$1,470,000

### Median sale price

Median price \$1,446,500

Property Type House

Suburb Bentleigh East

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	29b Wingate St BENTLEIGH EAST 3165	\$1,470,000	15/06/2021
2	4a Roselyn Cr BENTLEIGH EAST 3165	\$1,452,000	27/07/2021
3	26B Buckingham Av BENTLEIGH 3204	\$1,452,000	28/08/2021

**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:

28/09/2021 11:46



4 2 2

**Rooms:** 6  
**Property Type:** Townhouse (Single)  
**Land Size:** 295 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,400,000 - \$1,470,000

**Median House Price**

June quarter 2021: \$1,446,500

Spectacular near new high quality 4 bedroom + study 2.5 bathroom residence, showcasing European Oak floors, stone look porcelain tiles, amazing open plan sitting, dining and family living areas, bespoke stone kitchen (Miele appliances, WI pantry), 4 luxe bedrooms (main - custom WIR & sublime ensuite), decadent bathroom, a honed bluestone patio in designer landscaped gardens; wool carpets, zoned ducted heating/air cond, security & an auto garage. Metres to Tucker Rd PS, Bentleigh Sec College & Holmesglen College

## Comparable Properties



**29b Wingate St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,470,000  
**Method:** Sold Before Auction  
**Date:** 15/06/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 358 sqm approx



**4a Roselyn Cr BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

4 3 1

**Price:** \$1,452,000  
**Method:** Sold Before Auction  
**Date:** 27/07/2021  
**Property Type:** Townhouse (Res)



**26B Buckingham Av BENTLEIGH 3204 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,452,000  
**Method:** Sold Before Auction  
**Date:** 28/08/2021  
**Property Type:** Townhouse (Res)