

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

11a Edinburgh Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,250,000

&

\$1,300,000

Median sale price

Median price \$1,182,500

Property Type Unit

Suburb Bentleigh East

Period - From 01/07/2020

to

30/09/2020

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	13a McGuinness Rd BENTLEIGH EAST 3165	\$1,325,000	08/07/2020
2	9b Pollina St BENTLEIGH EAST 3165	\$1,300,000	10/08/2020
3	79b Parkmore Rd BENTLEIGH EAST 3165	\$1,279,000	18/06/2020

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:

29/10/2020 10:31



Property Type: Townhouse

Agent Comments

Stunning new 8.5 star efficient 4 bedroom + study 3.5 bathroom sustainable home, maximising natural light & cross flow ventilation showcasing 2 bedroom suites, 2 entertaining zones, a designer kitchen (WI pantry), a north facing deck & an auto garage. Metres to Mackie Rd shops.

Comparable Properties



13a McGuinness Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,325,000

Method: Auction Sale

Date: 08/07/2020

Property Type: Townhouse (Res)

Land Size: 292 sqm approx



9b Pollina St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 10/08/2020

Property Type: Townhouse (Single)



79b Parkmore Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,279,000

Method: Sold Before Auction

Date: 18/06/2020

Property Type: Townhouse (Res)

Land Size: 301 sqm approx