## 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 betwee	\$1,250,000		&		\$1,300,000				
Median sale p	rice								
Median price	\$1,182,500	Pro	operty Type	Unit			Suburb	Bentleigh East	
Period - From	01/07/2020	to	30/09/2020		So	urce	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.

Ado	dress 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





Sarah Gursansky 9593 4500 0467 533 309





sarahgursansky@jelliscraig.com.au **Indicative Selling Price** \$1,250,000 - \$1,300,000 **Median Unit Price** September quarter 2020: \$1,182,500

Property Type: Townhouse Agent Comments

13a McGuinness Rd BENTLEIGH EAST 3165

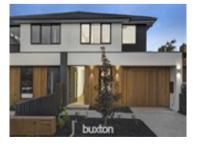
Stunning new 8.5 star efficient 4 bedroom + study 3.5 bathroom sustainable home, maximising natural light & cross flow ventilation showcasing 2 bedroom suites, 2 entertaining zones, a designer kitchen (WI pantry), a north facing deck & an auto garage. Metres to Mackie Rd shops.

# **Comparable Properties**





(REI/VG) - 4 2 2 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 **---** 4 **2** 3 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

Agent Comments



Price: \$1,279,000 Method: Sold Before Auction Date: 18/06/2020 Property Type: Townhouse (Res) Land Size: 301 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.