

# 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

20 Vine Court, 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)

Single price

\$1,330,000

### 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	1/38 Balmoral Av BENTLEIGH 3204	\$1,350,000	27/05/2021
2	2b Evelyn St BENTLEIGH 3204	\$1,230,000	22/05/2021
3	2/5 Deborah Av BENTLEIGH EAST 3165	\$1,262,000	10/04/2021

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:

25/06/2021 09:38



3   
 2   
 2

**Property Type:** Townhouse  
 (Single)  
**Land Size:** 232 sqm approx  
 Agent Comments

**Indicative Selling Price**

\$1,330,000

**Median Unit Price**

Year ending March 2021: \$1,131,250

In the exclusive Clover Estate, this lovely and light 3 bedroom 2.5 bathroom freestanding town residence is effortless family living in the McKinnon Secondary College zone. Enjoying views of the playing fields of Valkstone Primary School, this radiant home enjoys a north-facing open plan living and dining area opening to a sun-drenched paved alfresco courtyard; a stunning stone kitchen (900mm glass gas cooktop, breakfast bar), huge laundry and a sleek powder room, while upstairs has a generous main bedroom suite (WIR and tasteful ensuite), 2 further bright bedrooms.

## Comparable Properties



**1/38 Balmoral Av BENTLEIGH 3204 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 27/05/2021

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 270 sqm approx



**2b Evelyn St BENTLEIGH 3204 (REI)**

Agent Comments

3   
 2   
 1

**Price:** \$1,230,000

**Method:** Auction Sale

**Date:** 22/05/2021

**Property Type:** Townhouse (Res)



**2/5 Deborah Av BENTLEIGH EAST 3165 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$1,262,000

**Method:** Auction Sale

**Date:** 10/04/2021

**Property Type:** Townhouse (Res)

**Land Size:** 285 sqm approx