

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

7b York Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,200,000

&

\$1,280,000

Median sale price

Median price \$1,100,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/10/2019

to 31/12/2019

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	1b Jane St BENTLEIGH EAST 3165	\$1,280,000	03/04/2020
2	88b Bignell Rd BENTLEIGH EAST 3165	\$1,230,000	15/02/2020
3	66b Gowrie St BENTLEIGH EAST 3165	\$1,218,000	14/03/2020

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:

16/04/2020 14:13



 4  3  2

Property Type: Townhouse

Agent Comments

Beautifully designed to create an aura of prestige and glamour, this spectacular 4 bedroom + study 3.5 bathroom 'residence is the epitome of bespoke family living in East Bentleigh.

Comparable Properties



1b Jane St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,280,000

Method: Private Sale

Date: 03/04/2020

Property Type: Townhouse (Single)



88b Bignell Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,230,000

Method: Auction Sale

Date: 15/02/2020

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 324 sqm approx



66b Gowrie St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  1

Price: \$1,218,000

Method: Auction Sale

Date: 14/03/2020

Property Type: Townhouse (Res)

Land Size: 392 sqm approx