

# 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

34a Matthews Road, 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

\$1,295,000

### 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	11A Edinburgh St BENTLEIGH EAST 3165	\$1,310,000	11/11/2020
2	63A Denver St BENTLEIGH EAST 3165	\$1,280,000	08/10/2020
3	1/2 Amiriya St BENTLEIGH EAST 3165	\$1,260,000	02/08/2020

**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:

14/12/2020 11:07

34a Matthews Road, Bentleigh East Vic 3165

**Jellis  
Craig**

Kosta Mesaritis

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kostamesaritis@jellisrcraig.com.au

**Indicative Selling Price**

\$1,295,000

**Median Unit Price**

September quarter 2020: \$1,182,500



 4  3  2

**Property Type:** Townhouse

Agent Comments

Contemporary new 4 bedroom + study 3 bathroom sensation enjoying a superb stone kitchen (Smeg appliances), beautiful open entertaining (gas pebble fireplace), a stylish upstairs retreat, a casual alfresco in a generous garden, custom cabinetry, ducted heating/air cond, security, double glazing & auto garage (auto gates). Footsteps to cafés, bus, schools & Centenary Park.

## Comparable Properties



**11A Edinburgh St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,310,000

**Method:** Private Sale

**Date:** 11/11/2020

**Property Type:** Townhouse (Single)



**63A Denver St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,280,000

**Method:** Private Sale

**Date:** 08/10/2020

**Property Type:** Townhouse (Single)

**Land Size:** 330 sqm approx



**1/2 Amiriya St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  3  3

**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 02/08/2020

**Rooms:** 7

**Property Type:** House

**Land Size:** 384 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.