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

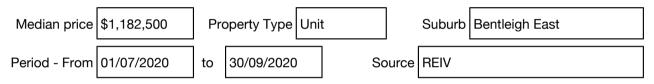
34a Matthews Road, Bentleigh East Vic 3165

Indicative selling price

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Single price \$1,295,000

Median sale price



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.

Add	dress 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





Kosta Mesaritis 9593 4500



Property Type: Townhouse

Agent Comments

0412 117 529 kostamesaritis@jelliscraig.com.au Indicative Selling Price

\$1,295,000 **Median Unit Price** September quarter 2020: \$1,182,500

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) 1 4 1 3 2

63A Denver St BENTLEIGH EAST 3165 (REI)

2 2

Price: \$1,310,000 Method: Private Sale Date: 11/11/2020 Property Type: Townhouse (Single)

Agent Comments

Agent Comments



Price: \$1,280,000 Method: Private Sale Date: 08/10/2020 Property Type: Townhouse (Single) Land Size: 330 sqm approx

3



1/2 Amiriya St BENTLEIGH EAST 3165 (REI) Agent Comments



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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.