

# 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

22B Pollina Street, 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)

Range between

\$1,400,000

&

\$1,450,000

### Median sale price

Median price

\$1,547,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2021

to

30/09/2021

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	2B Cardiff St BENTLEIGH EAST 3165	\$1,440,000	21/10/2021
2	2/43 Lahona Av BENTLEIGH EAST 3165	\$1,440,000	23/10/2021
3	1/85 Mortimore St BENTLEIGH 3204	\$1,410,000	09/10/2021

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:

09/11/2021 13:57



3 2 2

**Rooms:** 6

**Property Type:** Townhouse

Agent Comments

Eclipsing its peers, this brand-new street front home has been finished with a rare commitment to quality and detail that places it in a luxury class of its own. Highlights include multiple living domains, alfresco entertaining with BBQ kitchen, superbly appointed Smeg kitchen, main bedroom suite with CBD views, mature landscaped plantings, remote garage, OSP.

## Comparable Properties



**2B Cardiff St BENTLEIGH EAST 3165 (REI)**

Agent Comments

4 3 2

**Price:** \$1,440,000

**Method:** Sold Before Auction

**Date:** 21/10/2021

**Property Type:** Townhouse (Res)



**2/43 Lahona Av BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 2 2

**Price:** \$1,440,000

**Method:** Auction Sale

**Date:** 23/10/2021

**Property Type:** Townhouse (Res)



**1/85 Mortimore St BENTLEIGH 3204 (REI)**

Agent Comments

4 2 2

**Price:** \$1,410,000

**Method:** Sold Before Auction

**Date:** 09/10/2021

**Property Type:** Townhouse (Single)