

# 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

21 Cavalier 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

\$1,200,000

&

\$1,300,000

### Median sale price

Median price

\$1,300,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

08/09/2020

to

07/09/2021

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		
2		
3		

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:

08/09/2021 17:36

21 Cavalier Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Anthony Fordham

9593 4500

0408 107 514

anthonyfordham@jellisrcraig.com.au

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median Townhouse Price**

08/09/2020 - 07/09/2021: \$1,300,000



 3  2  2

**Rooms:** 6

**Property Type:** Unit

**Land Size:** 301 sqm approx

Agent Comments

Stunning near new 3 bedroom 2 bathroom freestanding single level residence featuring a bright entry opening to a private foyer, and then to the relaxing open plan living & dining area featuring a gas log fire, chic stone kitchen with a full suite of Fisher & Paykel appliances & integrated fridge; 3 large bedrooms (BIRs) including main with fitted WIR & ensuite; stylish main bathroom, powder room and laundry. Also includes ducted R/C air conditioning, an alarm, instant hot water, roller blinds, a water tank and a large double auto garage.

## Comparable Properties

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.

**Account** - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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