

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

108/66 Bent Street, Mckinnon Vic 3204

Indicative selling price

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

Single price

\$589,000

Median sale price

Median price

\$762,100

Property Type

Unit

Suburb

Mckinnon

Period - From

01/01/2020

to

31/12/2020

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	107/11-13 Bent St BENTLEIGH 3204	\$580,000	19/02/2021
2	206/6-8 Blair St BENTLEIGH 3204	\$565,000	28/02/2021
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:

19/03/2021 14:42



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Property Type: Strata Unit/Flat**Agent Comments****Indicative Selling Price**

\$589,000

Median Unit Price

Year ending December 2020: \$762,100

A seductive sensation of cosmopolitan living, this dynamic 1st floor 2 bedroom 2 bathroom security apartment sets the scene for some spectacular living. Quality throughout, this premier abode enjoys an entry hall to the stunning open plan living & dining area with stacker sliding door onto the stylish balcony terrace, a luxe stone kitchen with European style Oulin customized cabinetry and Ilve black glass appliances (microwave), an impressive main bedroom with study nook, huge WIR, custom BIRs & sleek ensuite, 2nd double bedroom (custom BIRs), a beautiful bathroom with Carrera marble feature wall and fitted European laundry. Stunning from start to finish, this sublime apartment features aged European Oak floors, black stone benchtops, split system R/C air conditioning, video intercom, lift access to secure basement parking plus a lockable storage unit. On the edge of McKinnon Village's café scene in the McKinnon Secondary College zone, walk to the train station, Wattle Grove Reserve, shops and kindergartens.

Comparable Properties

**107/11-13 Bent St BENTLEIGH 3204 (REI)****Agent Comments**

2 2 1

Price: \$580,000**Method:** Sold Before Auction**Date:** 19/02/2021**Property Type:** Apartment**206/6-8 Blair St BENTLEIGH 3204 (REI)****Agent Comments**

2 1 1

Price: \$565,000**Method:** Private Sale**Date:** 28/02/2021**Property Type:** Apartment

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



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.