

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

12a Pleasance Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,900,000

&

\$2,000,000

Median sale price

Median price \$957,000

Property Type Unit

Suburb Bentleigh

Period - From 01/01/2021

to 31/03/2021

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:

19/05/2021 17:35

12a Pleasance Street, Bentleigh Vic 3204

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$1,900,000 - \$2,000,000

Median Unit Price

March quarter 2021: \$957,000



 3  2  3

Property Type: Townhouse

Agent Comments

Architect designed 3 bedroom + study 2.5 bathroom residence showcasing a sublime marble-look stone kitchen (Smeg appliances, WI pantry), 2 stunning living zones (1200mm gas fire), a luxurious main bedroom (WIR & divine ensuite), a covered bluestone alfresco with granite BBQ kitchen, auto gates & a tandem auto garage. Backing onto Bentleigh West Primary School.

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