# 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

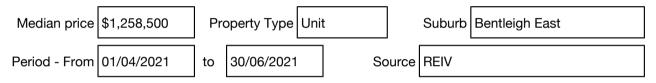
3/76 East Boundary Road, Bentleigh East Vic 3165

## Indicative selling price

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Single price \$455,000

#### 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.

Address of comparable property		Price	Date of sale
1	4/80 Robert St BENTLEIGH 3204	\$430,000	09/07/2021
2	7/1 Mackie Rd BENTLEIGH EAST 3165	\$425,900	16/06/2021
3	4/19 Gray St BENTLEIGH EAST 3165	\$441,000	10/04/2021

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:

30/07/2021 09:37









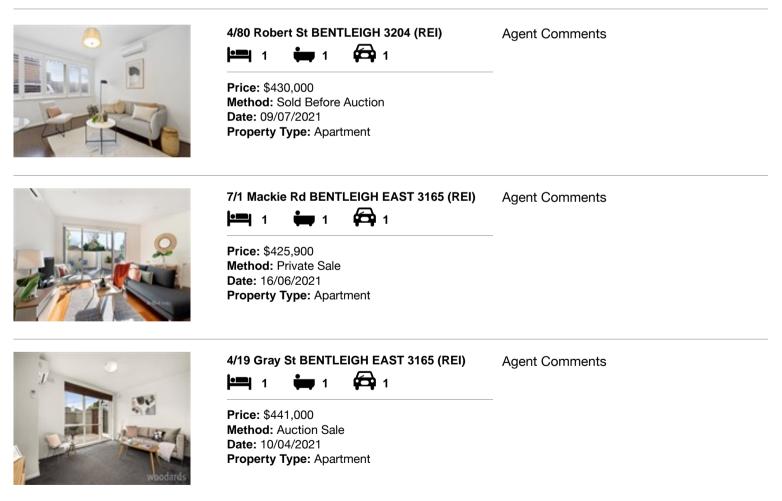
**Property Type:** Apartment Agent Comments

Robert De Freitas 9593 4500 0421 430 350 robertdefreitas@jelliscraig.com.au

> Indicative Selling Price \$455,000 Median Unit Price June quarter 2021: \$1,258,500

Contemporary 2 bedroom 1st floor security apartment in warm northern sun. Set back with lovely leafy aspects, it enjoys a sleek stone kitchen, sun-splashed living/dining, 2 lovely bedrooms (BIRs) and a spacious semi-ensuite (laundry). A north-facing L-shaped balcony extends the living zone and features a louvre-style pergola. With timber floors in the bedrooms and tiles in the living areas, this allergy-friendly number boasts R/C air cond, video intercom, lift, storage cage & secure parking. Korner and Co cafe at your door.

# **Comparable Properties**



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.