

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

7B Chauvel Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,363,000

Property Type House

Suburb Bentleigh East

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	19a Stockdale Av BENTLEIGH EAST 3165	\$1,660,000	19/06/2021
2	6B Birdwood St BENTLEIGH EAST 3165	\$1,600,000	26/05/2021
3	19b Stockdale Av BENTLEIGH EAST 3165	\$1,670,000	01/05/2021

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:

22/06/2021 16:25



4 3 2

Property Type: Townhouse

Land Size: 422 sqm approx

Agent Comments

Mesmerizing 4 bedroom + study 3.5 bathroom Art Deco-inspired residence featuring a deluxe chef's kitchen (Miele appliances, stainless steel benchtops), 2 superb entertaining zones, executive study and 2 main bedroom suites. Reminiscent of Provence, the north-facing rear garden has a travertine undercover alfresco with cocktail bar & solar heated pool, while inside has chevron Oak floors, zoned ducted heating/air cond, security, double glazing & a double auto garage. Golf course precinct, walk to Hughesdale PS, shops & cafes.

Comparable Properties



19a Stockdale Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,660,000

Method: Auction Sale

Date: 19/06/2021

Property Type: Townhouse (Res)



6B Birdwood St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 4 4

Price: \$1,600,000

Method: Private Sale

Date: 26/05/2021

Property Type: Townhouse (Single)

Land Size: 421 sqm approx



19b Stockdale Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,670,000

Method: Auction Sale

Date: 01/05/2021

Property Type: Townhouse (Res)

Land Size: 392 sqm approx