

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

22a Marquis Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,350,000

&

\$1,400,000

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	10a Galtum Av BENTLEIGH 3204	\$1,410,000	28/01/2021
2	101 Patterson Rd BENTLEIGH 3204	\$1,395,000	10/04/2021
3	57b Lahona Av BENTLEIGH EAST 3165	\$1,355,000	24/02/2021

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:

19/04/2021 15:26



4 2 2

Property Type: Townhouse
(Single)

Land Size: 392 sqm approx

Agent Comments

Timeless 4 bedroom + study 2.5 bathroom haven with a backyard surprise enjoying a downstairs main bedroom suite, 2 spacious entertaining zones, gorgeous stone kitchen (Smeg/Bosch appliances, WI pantry); a covered deck & an auto garage. Near Tucker Road PS.

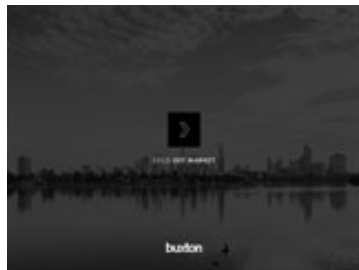
Indicative Selling Price

\$1,350,000 - \$1,400,000

Median Unit Price

March quarter 2021: \$957,000

Comparable Properties



10a Galtum Av BENTLEIGH 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$1,410,000

Method: Private Sale

Date: 28/01/2021

Property Type: Townhouse (Single)

Land Size: 307 sqm approx



101 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,395,000

Method: Auction Sale

Date: 10/04/2021

Property Type: Townhouse (Res)



57b Lahona Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,355,000

Method: Auction Sale

Date: 24/02/2021

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 348 sqm approx