

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

16b Birdwood Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,300,000

&

\$1,380,000

Median sale price

Median price \$1,172,500

Property Type Unit

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	40B Mcguinness Rd BENTLEIGH EAST 3165	\$1,500,000	15/05/2021
2	2A Patricia St BENTLEIGH EAST 3165	\$1,420,000	15/05/2021
3	15A Bradford St BENTLEIGH EAST 3165	\$1,340,000	22/03/2021

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:

25/05/2021 16:26



 5  3  3

Property Type: Townhouse

Agent Comments

Comparable Properties



40B McGuinness Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  1

Price: \$1,500,000

Method: Auction Sale

Date: 15/05/2021

Property Type: Townhouse (Res)



2A Patricia St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  1

Price: \$1,420,000

Method: Auction Sale

Date: 15/05/2021

Property Type: Townhouse (Res)



15A Bradford St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,340,000

Method: Sold Before Auction

Date: 22/03/2021

Property Type: Townhouse (Res)

Land Size: 298 sqm approx