Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

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
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Median sale price

Median price	\$1,172,500	Pro	perty Type Un	it		Suburb	Bentleigh East
Period - From	01/01/2021	to	31/03/2021	So	urce	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

7,01	aress of comparable property	1 1100	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



Date of sale



Nick Renna 9194 1200 0411 551 190

Indicative Selling Price \$1,300,000 - \$1,380,000 **Median Unit Price** March quarter 2021: \$1,172,500

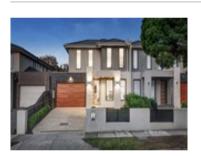
nickrenna@jelliscraig.com.au





Agent Comments

Comparable Properties



40B Mcguinness Rd BENTLEIGH EAST 3165

(REI)

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Price: \$1,500,000 Method: Auction Sale Date: 15/05/2021

Property Type: Townhouse (Res)

Agent Comments



2A Patricia St BENTLEIGH EAST 3165 (REI)



Price: \$1,420,000 Method: Auction Sale Date: 15/05/2021

Property Type: Townhouse (Res)

Agent Comments



15A Bradford St BENTLEIGH EAST 3165 (REI) Agent Comments

Price: \$1,340,000

Method: Sold Before Auction

Date: 22/03/2021

Property Type: Townhouse (Res) Land Size: 298 sqm approx

Account - Jellis Craig | P: 03 9194 1200



