

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

8b Schulz Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

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	2/5 Deborah Av BENTLEIGH EAST 3165	\$1,262,000	10/04/2021
2	28B Wingate St BENTLEIGH EAST 3165	\$1,254,000	27/02/2021
3	2/1 Thornton St BENTLEIGH EAST 3165	\$1,225,000	16/03/2021

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:

29/04/2021 17:16



4 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/5 Deborah Av BENTLEIGH EAST 3165 (REI) Agent Comments

3 2 2

Price: \$1,262,000

Method: Auction Sale

Date: 10/04/2021

Property Type: Townhouse (Res)

Land Size: 285 sqm approx



28B Wingate St BENTLEIGH EAST 3165 (REI) Agent Comments

3 2 2

Price: \$1,254,000

Method: Auction Sale

Date: 27/02/2021

Rooms: 8

Property Type: Townhouse (Res)



2/1 Thornton St BENTLEIGH EAST 3165 (REI) Agent Comments

4 3 2

Price: \$1,225,000

Method: Private Sale

Date: 16/03/2021

Property Type: Townhouse (Single)