

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 63a Denver Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,240,000 & \$1,280,000

Median sale price

Median price \$1,207,500 Property Type House Suburb Bentleigh East

Period - From 28/09/2019 to 27/09/2020 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	13a McGuinness Rd BENTLEIGH EAST 3165	\$1,325,000	08/07/2020
2	1b Jane St BENTLEIGH EAST 3165	\$1,280,000	03/04/2020
3	10a Noora Av BENTLEIGH EAST 3165	\$1,270,000	11/09/2020

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: 28/09/2020 22:04



Property Type: Townhouse

Land Size: 330 sqm approx

Agent Comments

Indicative Selling Price

\$1,240,000 - \$1,280,000

Median House Price

28/09/2019 - 27/09/2020: \$1,207,500

Sumptuous new 4 bedroom + study 3 bathrm stunner with contemporary class, featuring a ground floor bedroom/lounge (BIRs) with sleek semi ensuite; spectacular north facing open plan entertaining, amazing stone kitchen (Ilive appliances, WI pantry), a gorgeous main bedroom (WIR & palatial ensuite), a north facing deck in landscaped gardens, Oak floors, security, ducted heating/air cond, solar hot water, double glazing, CAT6 cabling & an auto garage. Between Chesterville Rd shops & East Bentleigh PS, near parks, bus & trendy cafes.

Comparable Properties



13a McGuinness Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,325,000

Method: Auction Sale

Date: 08/07/2020

Property Type: Townhouse (Res)

Land Size: 292 sqm approx



1b Jane St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,280,000

Method: Sold Before Auction

Date: 03/04/2020

Property Type: Townhouse (Res)

10a Noora Av BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,270,000

Method: Private Sale

Date: 11/09/2020

Property Type: Townhouse (Res)