

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

109b Marlborough Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Bentleigh East

Period - From 01/10/2019

to

30/09/2020

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 | 18B Waratah St BENTLEIGH EAST 3165 | \$1,350,000 | 19/10/2020 |
| 2 | 58a Latham St BENTLEIGH EAST 3165 | \$1,340,000 | 28/10/2020 |
| 3 | 38a Beddoe Av BENTLEIGH EAST 3165 | \$1,330,000 | 13/11/2020 |

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:

24/11/2020 09:26



4 3 2

Property Type: Townhouse**Land Size:** 380 sqm approx**Agent Comments**

Designed for families, this stylish new 4 bedroom + study, 3.5 bathroom town residence gives you the added luxury you want with comfort, space and class. Enjoying a superb range of finishes, this premier abode is on the north side enjoying a custom study with walk in store room, beautiful downstairs and upstairs master bedroom suites (fitted WIRs & fully tiled ensuites), a family size laundry and an amazing open plan entertaining area with a stunning stone kitchen featuring Bosch appliances, soft closing kitchen cupboards and a fabulous butler's pantry; additional living/kids retreat upstairs, 2 further bedrooms (BIRs/WIR), a sleek bathroom and separate toilet. A Merbau deck sits over a family-sized landscaped garden that embraces the north-west sun. Impressive with its European Oak floors, quality carpets, stone benchtops, hidden cistern toilets and designer lighting, this boutique home is equipped with ducted heating/air conditioning, an alarm, video intercom, instant hot water, internet cabling, a water tank and an auto garage on an exposed aggregate driveway. Around the corner from the proposed new McKinnon Secondary College campus (opening 2022) and the planned East Village precinct making this a highly desirable pocket, this high-level haven is metres to Marlborough Street Reserve, childcare, public transport, Duncan MacKinnon Reserve and the Oasis Bakery, minutes to Mackie Road shops, GESAC, Hughesdale Primary School & Chadstone Shopping Centre – the fashion capital.

Comparable Properties


18B Waratah St BENTLEIGH EAST 3165 (REI) Agent Comments

4 3 3

Price: \$1,350,000**Method:** Private Sale**Date:** 19/10/2020**Property Type:** Townhouse (Single)**Land Size:** 340 sqm approx
58a Latham St BENTLEIGH EAST 3165 (REI) Agent Comments

4 3 2

Price: \$1,340,000**Method:** Private Sale**Date:** 28/10/2020**Property Type:** Townhouse (Single)



38a Beddoe Av BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  2

Price: \$1,330,000

Method: Sold Before Auction

Date: 13/11/2020

Property Type: Townhouse (Single)

Land Size: 298 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.