

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

9a Veronica Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,350,000

&

\$1,420,000

Median sale price

Median price \$1,395,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 25/02/2021

to

24/02/2022

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 | 12b Blamey St BENTLEIGH EAST 3165 | \$1,485,000 | 16/12/2021 |
| 2 | 26b Bradford St BENTLEIGH EAST 3165 | \$1,410,000 | 01/12/2021 |
| 3 | 395b Chesterville Rd BENTLEIGH EAST 3165 | \$1,382,000 | 25/11/2021 |

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:

25/02/2022 12:15



4 3 2

Property Type: Townhouse

Agent Comments

Well designed, this idyllic haven enjoys 2 entertaining zones, an impressive stone kitchen (Miele appliances), upstairs and down main bedroom suites, a private study area and a wrap-around garden courtyard with lush garden borders

Indicative Selling Price

\$1,350,000 - \$1,420,000

Median Townhouse Price

25/02/2021 - 24/02/2022: \$1,395,000

Comparable Properties



**12b Blamey St BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

4 3 2

Price: \$1,485,000

Method: Private Sale

Date: 16/12/2021

Property Type: Townhouse (Single)



**26b Bradford St BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

4 3 1

Price: \$1,410,000

Method: Sold Before Auction

Date: 01/12/2021

Property Type: Townhouse (Res)



**395b Chesterville Rd BENTLEIGH EAST 3165
(REI)**

Agent Comments

4 3 1

Price: \$1,382,000

Method: Auction Sale

Date: 25/11/2021

Property Type: Townhouse (Res)