

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

6b Chester Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,010,000 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2019 to 30/09/2019 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	20 Kashmira St BENTLEIGH EAST 3165	\$1,100,000	17/10/2019
2	88a Mackie Rd BENTLEIGH EAST 3165	\$1,050,000	27/08/2019
3	13a Claronga St BENTLEIGH EAST 3165	\$1,000,000	30/05/2019

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:

19/11/2019 12:33



3 3 2

Property Type: Townhouse

Agent Comments

Warm, stylish 3 bedroom + study 2.5 bathroom town residence, enjoying a brilliant stone kitchen (Smeg appliances & WI pantry), north facing living & dining, open air/covered decks, a lovely lawn & auto garage. Between Centre Rd & Mackie Rd shops, zoned for Coatesville PS.

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

September quarter 2019: \$1,010,000

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Comparable Properties



20 Kashmira St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 17/10/2019

Property Type: Townhouse (Res)



88a Mackie Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 2

Price: \$1,050,000

Method: Private Sale

Date: 27/08/2019

Rooms: 5

Property Type: Townhouse (Res)



13a Claronga St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 2

Price: \$1,000,000

Method: Private Sale

Date: 30/05/2019

Rooms: 7

Property Type: Townhouse (Single)