

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

23 Sunnyside Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,527,500

Property Type House

Suburb Bentleigh

Period - From 01/01/2020

to 31/12/2020

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	11 Wilma St BENTLEIGH 3204	\$1,960,000	13/02/2021
2	5 Tovan Akas Av BENTLEIGH 3204	\$1,855,600	08/02/2021
3	10 Queen St ORMOND 3204	\$1,810,000	03/03/2021

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:

16/03/2021 09:16



4
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 2

Property Type: House
Land Size: 831 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,900,000
Median House Price
 Year ending December 2020: \$1,527,500

On 821sqm approx. of manicured gardens, this captivating 4 bedroom 2 bathroom single level sanctuary is picture perfect zoned family living. Charmed with a touch of character, this family entertainer enjoys 2 captivating living areas (marble OFP), modern classic granite kitchen (900mm appliances), an open study area & a garden full of wonder with its individual alfresco rooms (mains gas BBQ). With gorgeous garden views from every room, it's complete with European Oak floors, ducted heating, evap cooling, a garden shed & double carport, it's backing on to Bentleigh West PS, walk to AI

Comparable Properties



11 Wilma St BENTLEIGH 3204 (REI)

Agent Comments

4
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 2

Price: \$1,960,000
Method: Sold Before Auction
Date: 13/02/2021
Property Type: House (Res)
Land Size: 600 sqm approx



5 Tovan Akas Av BENTLEIGH 3204 (REI)

Agent Comments

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 2

Price: \$1,855,600
Method: Sold Before Auction
Date: 08/02/2021
Property Type: House (Res)
Land Size: 691 sqm approx



10 Queen St ORMOND 3204 (REI)

Agent Comments

4
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 2

Price: \$1,810,000
Method: Private Sale
Date: 03/03/2021
Property Type: House
Land Size: 733 sqm approx