

# 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

26a Argyle Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,250,000

&

\$1,325,000

### 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	4b Plymouth St BENTLEIGH EAST 3165	\$1,330,000	19/09/2019
2	1d Paloma St BENTLEIGH EAST 3165	\$1,311,000	19/10/2019
3	7a Pell St BENTLEIGH EAST 3165	\$1,306,000	10/08/2019

**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:

22/10/2019 14:24



 4  3  2

**Property Type:** Townhouse

Agent Comments

Unrivalled 4 bedroom + study 3.5 bathroom residence exuding rare luxury, featuring herringbone European Oak floors, custom joinery, 2 sublime bedroom suites, spectacular open plan entertaining, amazing stone kitchen (butler's pantry, Neff appliances), upstairs retreat, Mod-wood deck in a mod-grass garden & auto garage. Walk to Mackie Rd shops & parks, Hughesdale PS zone.

## Comparable Properties



**4b Plymouth St BENTLEIGH EAST 3165 (REI)** Agent Comments

 4  3  1

**Price:** \$1,330,000

**Method:** Sold Before Auction

**Date:** 19/09/2019

**Property Type:** Townhouse (Res)



**1d Paloma St BENTLEIGH EAST 3165 (REI)** Agent Comments

 3  2  2

**Price:** \$1,311,000

**Method:** Auction Sale

**Date:** 19/10/2019

**Property Type:** Townhouse (Res)



**7a Pell St BENTLEIGH EAST 3165 (REI/VG)** Agent Comments

 4  3  1

**Price:** \$1,306,000

**Method:** Auction Sale

**Date:** 10/08/2019

**Property Type:** Townhouse (Res)