

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

9b Pollina 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

&

\$1,300,000

Median sale price

Median price \$1,005,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/04/2020

to

30/06/2020

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	5a John St BENTLEIGH EAST 3165	\$1,310,000	26/06/2020
2	7b Cardiff St BENTLEIGH EAST 3165	\$1,285,000	25/03/2020
3	7b York St BENTLEIGH EAST 3165	\$1,250,000	15/05/2020

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:

27/07/2020 16:23

9b Pollina Street, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis

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kostamesaritis@jellisrcraig.com.au

Indicative Selling Price

\$1,250,000 - \$1,300,000

Median Unit Price

June quarter 2020: \$1,005,000



 4  3  2

Property Type: Townhouse

Agent Comments

Beautiful new 4 bedroom + study 3 bathroom home with eco-friendly finishes, featuring 2 entertaining zones, a spectacular matt stone kitchen (Bosch appliances, butler's pantry); a superb main bedroom (custom WIR & luxe ensuite), designer landscaping with north facing pergola-shaded deck & mod-grass lawn, & an auto garage. Metres to Tucker Rd cafes, school & buses.

Comparable Properties



5a John St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,310,000

Method: Private Sale

Date: 26/06/2020

Property Type: Townhouse (Single)



7b Cardiff St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,285,000

Method: Private Sale

Date: 25/03/2020

Property Type: Townhouse (Single)



7b York St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,250,000

Method: Private Sale

Date: 15/05/2020

Property Type: Townhouse (Res)

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.