## 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

21B Birdwood Street, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betwee	\$1,300,000		&		\$1,395,000			
Median sale p	rice							
Median price	\$1,258,500	Pro	operty Type	Unit			Suburb	Bentleigh East
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	16b birdwood St BENTLEIGH EAST 3165	\$1,420,000	28/06/2021
2	16a Begg St BENTLEIGH EAST 3165	\$1,370,000	14/08/2021
3	62b Castlewood St BENTLEIGH EAST 3165	\$1,335,000	31/05/2021

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:

22/08/2021 09:37









**Property Type:** Townhouse (Res) **Land Size:** 422 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,395,000 Median Unit Price June quarter 2021: \$1,258,500

# **Comparable Properties**



16b birdwood St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,420,000 Method: Sold Before Auction Date: 28/06/2021 Property Type: Townhouse (Res)



16a Begg St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,370,000 Method: Sold Before Auction Date: 14/08/2021 Property Type: Townhouse (Single)



62b Castlewood St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,335,000 Method: Sold Before Auction Date: 31/05/2021 Property Type: Townhouse (Res)

Account - Greg Hocking Persichetti | P: 03 95327399 | F: 03 95328276





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