

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 consumer.vic.gov.au/underquoting

Range between \$1,300,000 & \$1,395,000

Median sale price

Median price \$1,258,500 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2021 to 30/06/2021 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	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



4 3 2

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

5 3 1

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

4 3 3

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

4 3 2

Price: \$1,335,000

Method: Sold Before Auction

Date: 31/05/2021

Property Type: Townhouse (Res)