

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

107A Victor Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,280,000

&

\$1,315,000

Median sale price

Median price

\$1,182,500

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/07/2020

to

30/09/2020

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	58a Latham St BENTLEIGH EAST 3165	\$1,340,000	28/10/2020
2	11A Edinburgh St BENTLEIGH EAST 3165	\$1,310,000	11/11/2020
3	5a Kurrajong St BENTLEIGH EAST 3165	\$1,300,000	04/12/2020

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:

17/12/2020 09:43

107A Victor Road, Bentleigh East Vic 3165

**Jellis
Craig**

Robert De Freitas

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Indicative Selling Price

\$1,280,000 - \$1,315,000

Median Unit Price

September quarter 2020: \$1,182,500



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Striking new 4 bedroom + study 3.5 bathroom town residence, showcasing a study area, 2 bedroom suites (WIRs & sublime ensuites), exquisite stone kitchen (900mm Bosch appliances, WI pantry, premium benchtops, integrated dishwasher), open plan living & dining area, an upstairs retreat, an idyllic deck, reverse cycling heating/cooling temperature-controlled hot water system, security & an auto garage. Walk to Yarra Yarra Golf Course, The Links Shopping Centre, buses & trendy cafes, Coatesville PS zone.

Comparable Properties



58a Latham St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,340,000

Method: Private Sale

Date: 28/10/2020

Property Type: Townhouse (Single)

Land Size: 288 sqm approx



11A Edinburgh St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,310,000

Method: Private Sale

Date: 11/11/2020

Property Type: Townhouse (Single)



5a Kurrajong St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,300,000

Method: Private Sale

Date: 04/12/2020

Property Type: Townhouse (Single)

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.