

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

2/13 Phillip Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$630,000

Median sale price

Median price

\$821,500

Property Type

Unit

Suburb

Bentleigh

Period - From

01/07/2019

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	9/22 Bent St BENTLEIGH 3204	\$645,000	02/05/2020
2	202/10 Station Av MCKINNON 3204	\$640,000	21/07/2020
3	6/298 South Rd HAMPTON EAST 3188	\$640,000	13/05/2020

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:

28/09/2020 12:35



2 1 1

Property Type: Strata Unit/Flat**Agent Comments**

Beautifully renovated using Hamptons style hues with modern flair, this solid brick 2 bedroom ground floor security apartment has old school qualities with new school style. Nestled at the back in gorgeous northern sunshine, this designer retreat enjoys a central hallway with storage, a dynamic stone kitchen with Smeg appliances, glass splashback and a breakfast bar, with a proper adjoining dining room, a north facing living room with balcony; 2 big bedrooms (BIRs) and a sparkling bathroom with large shower and laundry facilities. In a superbly maintained building of only 6 with low owner's corporation fees and a great community feel, this quality retreat has high ceilings, keyless entry + security entry, R/C air conditioning, stained solid floorboards and auto gates to parking. One of the best you'll find with nothing to do but move in, this dynamic abode is perfect for first home buyers, downsizers, investors or retirees, just metres to Patterson Road shops with its organic food, bakeries, cafes, IGA and train station, walk to Centre Road shopping, quality catholic and public schools, Victory Park and Dendy Park.

Comparable Properties

**9/22 Bent St BENTLEIGH 3204 (REI/VG)****Agent Comments**

2 2 1

Price: \$645,000**Method:** Private Sale**Date:** 02/05/2020**Property Type:** Apartment**202/10 Station Av MCKINNON 3204 (REI/VG)****Agent Comments**

2 2 1

Price: \$640,000**Method:** Private Sale**Date:** 21/07/2020**Property Type:** Apartment



6/298 South Rd HAMPTON EAST 3188
(REI/VG)

Agent Comments

 2  2  1

Price: \$640,000

Method: Private Sale

Date: 13/05/2020

Property Type: Apartment

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.