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

10a Yaralla Road, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,150,000		&		\$1,250,000				
Median sale p	rice								
Median price	\$1,100,000	Pro	operty Type	Unit			Suburb	Bentleigh East	
Period - From	01/10/2020	to	31/12/2020		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.

Ade	dress of comparable property	Price	Date of sale
1	9b Lois Ct BENTLEIGH EAST 3165	\$1,230,000	17/11/2020
2	21A Brosnan Rd BENTLEIGH EAST 3165	\$1,190,000	13/03/2021
3	19a Wolai Av BENTLEIGH EAST 3165	\$1,175,000	16/02/2021

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:

06/04/2021 14:58







Property Type: Townhouse (Single) Agent Comments Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median Unit Price December quarter 2020: \$1,100,000

A superior 4 bedroom + study 2.5 bathroom contemporary family oasis enjoying a beautiful north-facing living and dining area (stone gas fire), a stylish stone kitchen (Asko appliances), laundry chute, a peaceful Zen entertaining deck, a mod grass courtyard with boardwalk deck, R/C air cond, security, solar panels & auto garage. Coatesville PS zone, near bus & cafes.

Comparable Properties



9b Lois Ct BENTLEIGH EAST 3165 (REI/VG)



Price: \$1,230,000 Method: Private Sale Date: 17/11/2020 Property Type: Townhouse (Single)



21A Brosnan Rd BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,190,000 Method: Auction Sale Date: 13/03/2021 Property Type: Townhouse (Res)



19a Wolai Av BENTLEIGH EAST 3165 (REI)



Agent Comments

Agent Comments

Price: \$1,175,000 Method: Sold Before Auction Date: 16/02/2021 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.