

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 between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,100,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/10/2020

to

31/12/2020

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	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



 4  2  2

Property Type: Townhouse
(Single)

Agent Comments

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)

Agent Comments

 4  3  2

Price: \$1,230,000

Method: Private Sale

Date: 17/11/2020

Property Type: Townhouse (Single)



21A Brosnan Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  2

Price: \$1,190,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Townhouse (Res)



19a Wolai Av BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,175,000

Method: Sold Before Auction

Date: 16/02/2021

Property Type: Townhouse (Res)