

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

14a Boronia Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,100,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/10/2019

to 31/12/2019

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	20 Kashmira St BENTLEIGH EAST 3165	\$1,100,000	17/10/2019
2	3b Manuka St BENTLEIGH EAST 3165	\$1,075,000	21/09/2019
3	14 St Georges Av BENTLEIGH EAST 3165	\$1,070,000	07/09/2019

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:

29/01/2020 13:13



3
 2
 2

Property Type: Townhouse (Res)

Land Size: 296 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

December quarter 2019: \$1,100,000

A rare back yard is found at this fabulous 3 bedroom + study 2.5 bathroom residence. Well-appointed with solid Tas Oak floorboards, this light filled haven enjoys a relaxed living & dining area with sparkling stone kitchen (WI pantry) and full length bi-fold doors opening onto a stylish deck in the generous rear garden; 3 large bedrooms (BIRs, main - WIR & ensuite), private study & casual retreat. Quiet and secluded, this smart-look sensation has security, zoned ducted heating/air cond, instant hot water, a shed, water tank & auto garage. A hop, skip and jump to Mackie Rd shops, bus

Comparable Properties



20 Kashmira St BENTLEIGH EAST 3165 (REI) Agent Comments

3
 2
 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 17/10/2019

Property Type: Townhouse (Res)



3b Manuka St BENTLEIGH EAST 3165 (REI) Agent Comments

3
 2
 1

Price: \$1,075,000

Method: Auction Sale

Date: 21/09/2019

Property Type: Townhouse (Res)



14 St Georges Av BENTLEIGH EAST 3165 (REI) Agent Comments

3
 2
 2

Price: \$1,070,000

Method: Auction Sale

Date: 07/09/2019

Property Type: Townhouse (Res)

Land Size: 237 sqm approx