

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

5b Ardwick Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,300,000

&

\$1,380,000

Median sale price

Median price \$818,500

Property Type Unit

Suburb Bentleigh

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	4b Auckland St BENTLEIGH 3204	\$1,370,000	18/12/2019
2	1/27 Loranne St BENTLEIGH 3204	\$1,332,000	16/11/2019
3	18a Mervin St BENTLEIGH EAST 3165	\$1,332,000	02/08/2019

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:

22/01/2020 10:03



4 3 2

Property Type: Townhouse

Agent Comments

Better than new 4 bedroom + study 3.5 bathroom family residence featuring 3 stylish living zones (wet bar), upstairs & down main bedrooms (BIRs/WIR & ensuite), Miele stone kitchen, a north facing secluded deck & a large auto garage. Gorgeous locale, footsteps to Halley Park.

Comparable Properties



4b Auckland St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,370,000

Method: Sold Before Auction

Date: 18/12/2019

Property Type: Townhouse (Res)



1/27 Loranne St BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,332,000

Method: Auction Sale

Date: 16/11/2019

Property Type: Townhouse (Res)



18a Mervin St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,332,000

Method: Private Sale

Date: 02/08/2019

Property Type: Townhouse (Res)

Land Size: 397 sqm approx