

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

26a Buckingham Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,690,000 & \$1,850,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Bentleigh

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	27 St James Av BENTLEIGH 3204	\$1,870,000	24/02/2021
2	239A Tucker Rd MCKINNON 3204	\$1,800,000	13/03/2021
3	341B Mckinnon Rd BENTLEIGH EAST 3165	\$1,712,000	04/02/2021

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:

16/03/2021 16:14



Property Type: Townhouse

Agent Comments

This premier 4 bedroom 2 study 3.5 bathroom masterpiece is an indulgence of space, featuring a stately entry foyer, a galleria to the massive open plan living & dining area, smart stone kitchen (Miele appliances, WI pantry), a casual retreat, a wrap-around deck & a double auto garage. McKinnon Secondary College zone, walk to Centre Rd shops.

Comparable Properties



27 St James Av BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,870,000

Method: Sold Before Auction

Date: 24/02/2021

Property Type: House (Res)

Land Size: 382 sqm approx



239A Tucker Rd MCKINNON 3204 (REI)

Agent Comments



Price: \$1,800,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Townhouse (Single)



341B Mckinnon Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,712,000

Method: Private Sale

Date: 04/02/2021

Property Type: Townhouse (Single)