

# 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

8b Quinns Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,430,000

### Median sale price

Median price \$1,005,000 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2020 to 30/06/2020 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	39B Orange St BENTLEIGH EAST 3165	\$1,390,000	01/07/2020
2	3b Carmel Ct BENTLEIGH EAST 3165	\$1,370,000	26/03/2020
3	5a John St BENTLEIGH EAST 3165	\$1,310,000	26/06/2020

**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:

24/07/2020 15:29



**Property Type:** Townhouse

Agent Comments

Imposing new architect designed 4 bedroom + study 3 bathroom sensation, beautifully finished with American Oak floors, 2 designer entertaining zones, a downstairs guest bedroom suite, Quartzstone kitchen (Miele appliances, Liebherr fridge), mod-grass courtyard & a private 3-car basement garage. Zoned for Valkstone PS, metres to Centre Rd shops, cafes, bus & GESAC.

## Comparable Properties

**39B Orange St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,390,000

**Method:** Private Sale

**Date:** 01/07/2020

**Property Type:** House (Res)



**3b Carmel Ct BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,370,000

**Method:** Sold Before Auction

**Date:** 26/03/2020

**Property Type:** Townhouse (Res)



**5a John St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,310,000

**Method:** Private Sale

**Date:** 26/06/2020

**Property Type:** Townhouse (Single)