Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8b Quinns Road, Bentleigh East Vic 3165

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,300,000		&		\$1,430,000			
Median sale p	rice							
Median price	\$1,005,000	Pro	operty Type	Unit			Suburb	Bentleigh East
Period - From	01/04/2020	to	30/06/2020		So	urce	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.

Ade	dress 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





Kosta Mesaritis

Dellis Grail



Property Type: Townhouse

Agent Comments

9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au **Indicative Selling Price**

\$1,300,000 - \$1,430,000 **Median Unit Price** June guarter 2020: \$1,005,000

Imposing new architect designed 4 bedroom + study 3 bathroom sensation, beautifully finished with American Oak floors, 2 designer entertaining zones, a downstairs quest 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



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)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.