

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

1/29 Sunnyside Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,080,000

&

\$1,180,000

Median sale price

Median price

\$1,535,000

Property Type

House

Suburb

Bentleigh

Period - From

01/07/2020

to

30/09/2020

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	274 Jasper Rd MCKINNON 3204	\$1,239,000	03/08/2020
2	1 Queen St ORMOND 3204	\$1,155,000	27/10/2020
3			

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:

25/11/2020 10:44



3 1 1

Property Type: Strata Unit/Flat

Land Size: 299 sqm approx

Agent Comments

Captivating 2-3 bedroom 1.5 bathroom brick Californian Bungalow with lifestyle ease, featuring 3 beautiful flowing living areas (OFP & gas fire), well-designed stone kitchen (Bosch double oven), a delightful BBQ courtyard & tandem parking. Brilliantly located off Centre Rd.

Comparable Properties



274 Jasper Rd MCKINNON 3204 (REI/VG)

Agent Comments

3 1 2

Price: \$1,239,000

Method: Private Sale

Date: 03/08/2020

Property Type: House

Land Size: 367 sqm approx



1 Queen St ORMOND 3204 (REI)

Agent Comments

3 2 2

Price: \$1,155,000

Method: Private Sale

Date: 27/10/2020

Property Type: House

Land Size: 445 sqm approx

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.