

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

3a Curdies Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,375,000

&

\$1,450,000

Median sale price

Median price \$1,100,000

Property Type Unit

Suburb Bentleigh East

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	33b Mckittrick Rd BENTLEIGH 3204	\$1,482,500	13/03/2021
2	44a London St BENTLEIGH 3204	\$1,457,500	20/03/2021
3	68 Elizabeth St BENTLEIGH EAST 3165	\$1,440,000	27/02/2021

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:

01/04/2021 21:54



4 3 2

Property Type: Townhouse

Land Size: 363 sqm approx

Agent Comments

Unrivalled yet beautiful 4 bedroom + study 3.5 bathroom town residence showcasing 3 exquisite living zones, a sublime Miele stone kitchen (butler's pantry), a sun-drenched Merbau deck in establishing gardens; and an auto garage. Between Holmesglen College & Tucker Road PS.

Comparable Properties



33b Mckittrick Rd BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,482,500

Method: Auction Sale

Date: 13/03/2021

Property Type: Townhouse (Res)



44a London St BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,457,500

Method: Auction Sale

Date: 20/03/2021

Property Type: Townhouse (Res)



68 Elizabeth St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 1

Price: \$1,440,000

Method: Auction Sale

Date: 27/02/2021

Property Type: Townhouse (Res)