

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

99a Deakin Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,550,000

&

\$1,600,000

Median sale price

Median price \$1,310,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/07/2021

to

30/09/2021

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	21A Melva St, Bentleigh East, Vic 3165, Australia	\$1,629,500	18/08/2021
2	8b Bayview St BENTLEIGH EAST 3165	\$1,660,000	01/10/2021
3	25a Leary Av BENTLEIGH EAST 3165	\$1,571,000	09/10/2021

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:

03/11/2021 10:32



Property Type: Townhouse

Agent Comments

Exquisite new 4 bedroom 4 bathroom town residence with marble look finishes and Oak floors, a seamless stone kitchen (Bosch appliances & WI pantry), 2 gorgeous living zones (real-flame fire), a study space, 3 sublime bedroom suites, a north-facing rear garden with pergola-shaded deck & an auto garage. McKinnon Secondary College zone, walk to Mackie Road shops.

Comparable Properties

21A Melva St, Bentleigh East, Vic 3165, Australia (REI)

Agent Comments



Price: \$1,629,500

Method:

Date: 18/08/2021

Property Type: Townhouse (Single)



8b Bayview St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,660,000

Method: Sold Before Auction

Date: 01/10/2021

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 350 sqm approx



25a Leary Av BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,571,000

Method: Auction Sale

Date: 09/10/2021

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 275 sqm approx