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	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$1,550,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$1,310,000	Pro	operty Type	Unit			Suburb	Bentleigh East
Period - From	01/07/2021	to	30/09/2021		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	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





Kosta Mesaritis

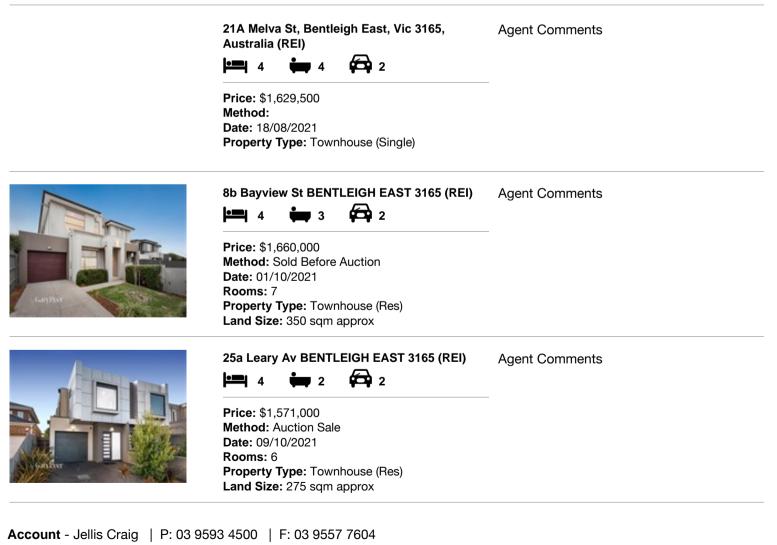
Property Type: Townhouse Agent Comments

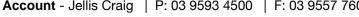
9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au **Indicative Selling Price**

\$1,550,000 - \$1,600,000 **Median Unit Price** September quarter 2021: \$1,310,000

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









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