

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

8B Coates Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,520,000

&

\$1,570,000

Median sale price

Median price \$821,500

Property Type Unit

Suburb Bentleigh

Period - From 01/07/2019

to

30/06/2020

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	3a Denton St BRIGHTON EAST 3187	\$1,665,000	03/05/2020
2	17b Ardwick St BENTLEIGH 3204	\$1,645,000	15/09/2020
3	12a Wood St BENTLEIGH 3204	\$1,550,000	07/04/2020

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:

06/10/2020 12:34

8B Coates Street, Bentleigh Vic 3204

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$1,520,000 - \$1,570,000

Median Unit Price

Year ending June 2020: \$821,500



4 3.5 2

Property Type: Townhouse

Land Size: 330 sqm approx

Agent Comments

Comparable Properties



3a Denton St BRIGHTON EAST 3187 (VG)

Agent Comments

4 - -

Price: \$1,665,000

Method: Sale

Date: 03/05/2020

Property Type: House (Res)

Land Size: 298 sqm approx



17b Ardwick St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,645,000

Method: Private Sale

Date: 15/09/2020

Property Type: Townhouse (Res)

Land Size: 622 sqm approx

12a Wood St BENTLEIGH 3204 (VG)

Agent Comments

4 - -

Price: \$1,550,000

Method: Sale

Date: 07/04/2020

Property Type: Flat/Unit/Apartment (Res)

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.