

# 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

2/19 Charlton Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$818,500 Property Type Unit Suburb Bentleigh

Period - From 01/10/2019 to 31/12/2019 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	35 Buckingham Av BENTLEIGH 3204	\$871,000	21/09/2019
2	2/46 Centre Rd BRIGHTON EAST 3187	\$830,000	24/09/2019
3	3/205 Centre Rd BENTLEIGH 3204	\$817,000	30/11/2019

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:

25/02/2020 11:23



3 1 2

**Property Type:** Unit

**Agent Comments**

Blissfully quiet 3 bedroom villa with its own office/studio, featuring parquet floors, an inviting living and dining room, American Oak kitchen, a north facing courtyard garden, security doors, ducted heating, air cond, new carpet, an auto garage & car space.

## Comparable Properties



**35 Buckingham Av BENTLEIGH 3204 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$871,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Property Type:** Unit



**2/46 Centre Rd BRIGHTON EAST 3187 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$830,000

**Method:** Private Sale

**Date:** 24/09/2019

**Property Type:** Unit



**3/205 Centre Rd BENTLEIGH 3204 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$817,000

**Method:** Auction Sale

**Date:** 30/11/2019

**Property Type:** Unit