

# 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

2/9 London 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 \$900,000

&

\$990,000

### Median sale price

Median price \$1,527,500

Property Type House

Suburb Bentleigh

Period - From 01/01/2020

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		
2		
3		

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:

22/01/2021 17:11



4   
 2   
 1

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

Year ending December 2020: \$1,527,500

**Property Type:** Unit

**Agent Comments**

Facing Riddle Street overlooking the tennis courts at St Paul's, this freestanding 4 bedroom 2 bathroom townhouse is a light and breezy haven of easy living. Enjoying two paved alfresco areas in secure gardens of lush lawn and sunshine, this casual retreat enjoys a north facing living and dining areas, renovated kitchen with Bosch appliances, soft close cabinetry and laundry area; 2 downstairs bedrooms (fitted BIRs) serviced by a sparkling fully tiled bathroom, and upstairs features a study retreat, 2 more double bedrooms (BIRs/WIR) and a beautiful bathroom. Completely secure behind an auto gate, this sun splashed abode is 'move in ready,' floating timber floors, individual room R/C air conditioning, double blinds, ample storage, external blinds, garden shed and a carport. Footsteps to St Paul's Catholic School, OLSH College and Hodgson Reserve, walk to Centre Road shopping and eateries, Bentleigh station and buses, with a choice of sports and community facilities nearby.

## Comparable Properties

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