

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

20 Barrington Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,510,000

Property Type House

Suburb Bentleigh East

Period - From 01/01/2022

to 31/03/2022

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	26 Gladwyn Av BENTLEIGH EAST 3165	\$1,830,000	23/02/2022
2	6 Shrewsbury St BENTLEIGH EAST 3165	\$1,810,000	10/02/2022
3	13 Lydia St BENTLEIGH 3204	\$1,805,000	05/02/2022

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:

09/05/2022 14:42



 3  1  6

Property Type: House (Previously

Occupied - Detached)

Land Size: 704 sqm approx

Agent Comments

Beautifully maintained three bedroom family home in the McKinnon Secondary College zone on 704sqm approx. enjoying three flowing living spaces, a superb stone kitchen, a paved alfresco area and double garage (auto gate).

Comparable Properties



26 Gladwyn Av BENTLEIGH EAST 3165 (REI)

Agent Comments

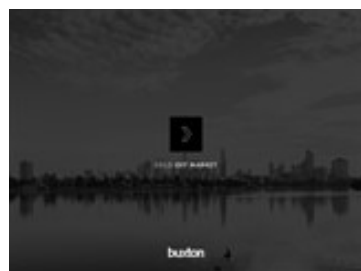
 4  1  1

Price: \$1,830,000

Method: Auction Sale

Date: 23/02/2022

Property Type: House (Res)



6 Shrewsbury St BENTLEIGH EAST 3165 (VG)

Agent Comments

 2  -  -

Price: \$1,810,000

Method: Sale

Date: 10/02/2022

Property Type: House (Res)

Land Size: 605 sqm approx



13 Lydia St BENTLEIGH 3204 (REI)

Agent Comments

 3  1  1

Price: \$1,805,000

Method: Auction Sale

Date: 05/02/2022

Property Type: House (Res)

Land Size: 671 sqm approx