

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 22b Shrewsbury Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,310,000 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2021 to 30/09/2021 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	1/19 Wild Cherry Rd ORMOND 3204	\$1,289,000	30/10/2021
2	21a Moylan St BENTLEIGH EAST 3165	\$1,288,000	10/11/2021
3	5 Moray St BENTLEIGH EAST 3165	\$1,265,000	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: 23/11/2021 16:07



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



1/19 Wild Cherry Rd ORMOND 3204 (REI)

Agent Comments

3 1 2

Price: \$1,289,000

Method: Auction Sale

Date: 30/10/2021

Property Type: Villa



21a Moylan St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,288,000

Method: Private Sale

Date: 10/11/2021

Property Type: Townhouse (Single)

Land Size: 241 sqm approx



5 Moray St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,265,000

Method: Private Sale

Date: 09/10/2021

Property Type: House

Land Size: 281 sqm approx