

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

13A Vera Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,245,000

Median sale price

Median price

\$1,165,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2019

to

30/09/2019

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	3b Northam Rd BENTLEIGH EAST 3165	\$1,250,000	10/09/2019
2	18 Kershaw St BENTLEIGH EAST 3165	\$1,210,000	03/09/2019
3	35 Brady Rd BENTLEIGH EAST 3165	\$1,200,000	21/09/2019

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:

13/11/2019 10:15



4 3 2

Rooms: 7

Property Type: Townhouse

Land Size: 325 sqm approx

Agent Comments

An award-winning 4-5 bedroom 3.5 bathroom architectural design, showcasing 2-3 entertaining zones (or 5th bed/study), 2 bedroom suites (BIRs/dressing room & luxe ensuites), Essastone kitchen (butler's pantry), 2 alfresco decks in the north facing rear garden & large auto garage via auto gate. Stroll to bus & The Links shopping, Coatesville PS zone.

Comparable Properties



3b Northam Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Private Sale

Date: 10/09/2019

Property Type: Townhouse (Single)

Land Size: 297 sqm approx



18 Kershaw St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,210,000

Method: Private Sale

Date: 03/09/2019

Property Type: Townhouse (Single)



35 Brady Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 1

Price: \$1,200,000

Method: Auction Sale

Date: 21/09/2019

Property Type: Townhouse (Res)