

# 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

38a Barrington Street, Bentleigh East Vic 3165

### Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,172,500

Property Type Unit

Suburb Bentleigh East

Period - From 01/01/2021

to

31/03/2021

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	5b Blackshaw St ORMOND 3204	\$1,380,000	21/11/2020
2	11B Crosbie Rd MURRUMBEENA 3163	\$1,350,000	13/03/2021
3	9b Huntingdon Rd BENTLEIGH EAST 3165	\$1,325,000	16/11/2020

**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:

29/04/2021 11:14

38a Barrington Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Kosta Mesaritis

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**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median Unit Price**

March quarter 2021: \$1,172,500



3 3 2

**Property Type:** Townhouse  
(Single)

Agent Comments

Beautiful 3 bedroom + study 3 bathroom town residence in the McKinnon zone, enjoying 2 superb entertaining zones, a sleek stone kitchen (WI pantry), a generous downstairs bedroom (BIRs), stylish alfresco entertaining in a deep designer garden, polished concrete floors, bespoke cabinetry & auto garage, Coatesville PS zone, near bus, GESAC & Mackie Rd shops.

## Comparable Properties



**5b Blackshaw St ORMOND 3204 (REI/VG)**

Agent Comments

3 3 1

**Price:** \$1,380,000

**Method:** Auction Sale

**Date:** 21/11/2020

**Property Type:** Townhouse (Res)



**11B Crosbie Rd MURRUMBEENA 3163 (REI)**

Agent Comments

4 2 2

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 13/03/2021

**Property Type:** Townhouse (Res)

**Land Size:** 260 sqm approx



**9b Huntingdon Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,325,000

**Method:** Private Sale

**Date:** 16/11/2020

**Property Type:** Townhouse (Single)

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604