

# 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

2/13 Quinns Road, 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 \$580,000 & \$620,000

### Median sale price

Median price \$1,100,000 Property Type Unit Suburb Bentleigh East

Period - From 01/10/2020 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	5/619-621 Centre Rd BENTLEIGH EAST 3165	\$625,000	04/12/2020
2	1/4-6 Matthews Rd BENTLEIGH EAST 3165	\$580,000	08/12/2020
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: 09/02/2021 11:17



**Property Type:** Apartment

Agent Comments

Impressive 2 bedroom 2 bathroom ground floor parkside security apartment featuring high ceilings, European Oak floors, stunning north facing living/dining opening to a superb wrap around courtyard garden; Bosch stone kitchen, direct access to Bailey Reserve, secure basement parking & a storage cage. Near bus, GESAC & Centre Rd shops. Valkstone PS zone.

## Comparable Properties



**5/619-621 Centre Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$625,000

**Method:** Private Sale

**Date:** 04/12/2020

**Rooms:** 3

**Property Type:** Apartment



**1/4-6 Matthews Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$580,000

**Method:** Private Sale

**Date:** 08/12/2020

**Property Type:** Apartment

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.