

# 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

20b Elizabeth 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,200,000 Property Type House Suburb Bentleigh East

Period - From 01/07/2019 to 30/06/2020 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	9b Pollina St BENTLEIGH EAST 3165	\$1,300,000	10/08/2020
2	79b Parkmore Rd BENTLEIGH EAST 3165	\$1,279,000	18/06/2020
3	1/2 Amiriya St BENTLEIGH EAST 3165	\$1,260,000	02/08/2020

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:

28/09/2020 12:26



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**Property Type:** Townhouse**Land Size:** 316 sqm approx**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

Year ending June 2020: \$1,200,000

**Agent Comments**

Beautifully spacious and cleverly designed to suit today's lifestyle needs, this newly built modern 4 bedroom + study 3.5 bathroom residence impresses with its quiet spaces to work, rest and play. Enjoying a private north facing aspect and study separate from the rest of the home, this quality built home provides a downstairs guest bedroom (fitted WIR & designer ensuite), fitted laundry, guest powder room, a stunning open plan entertaining area, luxury stone kitchen with Miele appliances & butler's pantry. A stacker sliding door opens to a private, low maintenance backyard, with honed bluestone alfresco area, plenty of lawn and a tranquil sunken Bamboo lined fire-pit area creating a lovely place to meditate or chill with friends in the sun. Bedrooms upstairs have been designed to be big and accommodating, giving kids their own space, and providing adult privacy. A superb main bedroom with fitted WIR & glamorous ensuite, a 2nd large bedroom (WIR), a 3rd big bedroom (BIRs), a sumptuous bathroom and skylight completes the bright upstairs layout. With loads of light inside and plenty of privacy surrounding, this premier home is finished with hybrid timber floors, zoned ducted heating/air conditioning, an alarm, video intercom, solar hot water, double blinds and an auto garage + 2 car spaces on the exposed aggregate drive. Walk to absolutely everything from this fantastic pocket – Centre Road shopping, cafes, restaurants, train, bus, dog friendly parks, playgrounds and schools.

## Comparable Properties

**9b Pollina St BENTLEIGH EAST 3165 (REI)****Agent Comments**

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**Price:** \$1,300,000**Method:** Private Sale**Date:** 10/08/2020**Property Type:** Townhouse (Single)**79b Parkmore Rd BENTLEIGH EAST 3165 (REI/VG)****Agent Comments**

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**Price:** \$1,279,000**Method:** Sold Before Auction**Date:** 18/06/2020**Property Type:** Townhouse (Res)**Land Size:** 301 sqm approx



1/2 Amiriya St BENTLEIGH EAST 3165 (REI)

Agent Comments

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**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 02/08/2020

**Rooms:** 7

**Property Type:** House

**Land Size:** 384 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.