

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

6b Birdwood Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,619,000

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	6a Barrani St BENTLEIGH EAST 3165	\$1,650,000	04/01/2021
2	126 Marlborough St BENTLEIGH EAST 3165	\$1,520,000	08/05/2021
3	17a Santaram St BENTLEIGH EAST 3165	\$1,520,000	01/05/2021

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:

23/05/2021 16:23

6b Birdwood Street, Bentleigh East Vic 3165

**Jellis
Craig**

Trent Collie

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Indicative Selling Price

\$1,619,000

Median Unit Price

March quarter 2021: \$1,172,500



4 4 2

Property Type: Townhouse (Res)

Land Size: 421 sqm approx

Agent Comments

Comparable Properties

6a Barrani St BENTLEIGH EAST 3165 (VG)

Agent Comments

4 - -

Price: \$1,650,000

Method: Sale

Date: 04/01/2021

Property Type: Strata Unit/Townhouse -
Conjoined



126 Marlborough St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,520,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Townhouse (Res)



17a Santaram St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 1

Price: \$1,520,000

Method: Auction Sale

Date: 01/05/2021

Property Type: Townhouse (Res)

Land Size: 300 sqm approx

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