

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

3b Carmel Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,330,000

&

\$1,370,000

Median sale price

Median price \$1,100,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/10/2019

to 31/12/2019

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	5b Ardwick St BENTLEIGH 3204	\$1,350,000	15/02/2020
2	48b Celia St BENTLEIGH EAST 3165	\$1,336,000	26/01/2020
3	1/1 Romney CI MOORABBIN 3189	\$1,335,000	26/02/2020

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:

25/03/2020 15:12



4
 3
 2

Rooms: 2

Property Type: t/house

Indicative Selling Price

\$1,330,000 - \$1,370,000

Median Unit Price

December quarter 2019: \$1,100,000

Agent Comments

At the top of the court in leafy tranquility, this bespoke 4 bedroom + study 3.5 bathroom town residence is uniquely designed to create space, warmth & luxury. Exquisite with its 2 plush bedroom suites (fitted WIRs & striking ensuites), this stellar abode enjoys a 1.2m entry door, amazing open plan entertaining (speakers), designer stone kitchen (Bosch appliances & WI pantry), cellar, huge deck & a relaxing retreat. Oozing opulence, this unrivalled home has Oak floors, double glazing, 2-pac cabinetry, zoned ducted heating/air cond & a tandem auto garage. Metres to Bentleigh Secondary College, trendy cafes & bus

Comparable Properties



5b Ardwick St BENTLEIGH 3204 (REI)

Agent Comments

4
 3
 1

Price: \$1,350,000

Method: Auction Sale

Date: 15/02/2020

Property Type: Townhouse (Res)



48b Celia St BENTLEIGH EAST 3165 (REI)

Agent Comments

4
 2
 2

Price: \$1,336,000

Method: Private Sale

Date: 26/01/2020

Property Type: Townhouse (Res)



1/1 Romney CI MOORABBIN 3189 (REI)

Agent Comments

4
 3
 3

Price: \$1,335,000

Method: Sold Before Auction

Date: 26/02/2020

Property Type: Townhouse (Res)