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	9b Somers Street, Bentleigh Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,630,000	&	\$1,690,000
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Median sale price

Median price	\$1,502,500	Pro	perty Type	House		Suburb	Bentleigh
Period - From	01/10/2019	to	30/09/2020		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

,	and the companion property		Date of care
1	8b Coates St BENTLEIGH 3204	\$1,645,000	22/10/2020
2	17b Ardwick St BENTLEIGH 3204	\$1,645,000	15/09/2020
3	104b Wheatley Rd MCKINNON 3204	\$1,645,000	06/07/2020

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:	12/11/2020 10:30



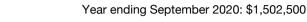
Date of sale



Andrew Panagopoulos 9593 4500 0412054970 andrewpanagopoulos@jelliscraig.com.au

> \$1,630,000 - \$1,690,000 **Median House Price**

Indicative Selling Price





Property Type: Townhouse Land Size: 285 sqm approx **Agent Comments**

Architecturally and interior designed by KG Architecture, this stunning new 4 bedroom + study 2.5 bathroom sensation breathes sophistication into your living. Utilising an evocative palette of European Oak, concrete stone and 3-dimensional structure to create a spectacular family masterpiece, it showcases an impressive pivot entry door, designer study area with floating desk, imported Italian tiles, a striking lounge overlooking a serenity garden with floating concrete daybed, north facing open plan entertaining with awe-inspiring 'rugged concrete' kitchen, Miele appliances, double ovens and an integrated fridge, a fitted laundry and glamourous powder room. The ebony staircase floats up to the first floor which features full height doors, shadow line skirting, custom skylights, a superb main bedroom with 5 sets of double BIRs with designer leather strap handles, a cathedral ceiling and a luxe ensuite with Corian vanity; 3 further double bedrooms (BIRs) and a complementing bathroom to the ensuite. A full height stacker sliding door opens to the north facing open air deck. architecturally landscaped with an avenue of trees and tranquil lawn with vertical strutted black fence encapsulating the garden. Ensuring every space is used to perfection, this amazing home boasts boutique shelving, high-end moduluce lighting, individual room bulkhead R/C air conditioning system, Bosch alarm, quality Victoria wool carpets, roller blinds, irrigation system and a honed concrete driveway to an auto garage. In this gorgeous street, near Molly Dene Bakery and Allnutt Park, walk to Centre Road shopping, train, Bentleigh West Primary School and Brighton Secondary College.

Comparable Properties



8b Coates St BENTLEIGH 3204 (REI)





Price: \$1.645.000 Method: Private Sale Date: 22/10/2020

Property Type: Townhouse (Single)

Agent Comments

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







17b Ardwick St BENTLEIGH 3204 (REI)

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Price: \$1,645,000 **Method:** Private Sale **Date:** 15/09/2020

Property Type: Townhouse (Res) **Land Size:** 622 sqm approx

Agent Comments



104b Wheatley Rd MCKINNON 3204 (REI)

-3

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Agent Comments

Price: \$1,645,000 **Method:** Private Sale **Date:** 06/07/2020

Property Type: Townhouse (Single)

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



