

# 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

9b Somers Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,630,000

&

\$1,690,000

### Median sale price

Median price \$1,502,500

Property 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	Date of sale
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



 4  2  2

**Property Type:** Townhouse

**Land Size:** 285 sqm approx

**Indicative Selling Price**

\$1,630,000 - \$1,690,000

**Median House Price**

Year ending September 2020: \$1,502,500

#### 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 glamorous 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 struted black fence encapsulating the garden. Ensuring every space is used to perfection, this amazing home boasts boutique shelving, high-end moduluze 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)**

 4  3  2

**Price:** \$1,645,000

**Method:** Private Sale

**Date:** 22/10/2020

**Property Type:** Townhouse (Single)

Agent Comments



**17b Ardwick St BENTLEIGH 3204 (REI)**

Agent Comments

 4    3    2

---

**Price:** \$1,645,000

**Method:** Private Sale

**Date:** 15/09/2020

**Property Type:** Townhouse (Res)

**Land Size:** 622 sqm approx



**104b Wheatley Rd MCKINNON 3204 (REI)**

Agent Comments

 3    2    2

---

**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