Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6 Ross Street, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	een \$1,250,000		&		\$1,330,000			
Median sale pi	rice							
Median price	\$1,385,000	Pro	operty Type	Unit			Suburb	Bentleigh
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/12 Lysbeth St MCKINNON 3204	\$1,310,000	06/10/2021
2	2/82 Mckinnon Rd MCKINNON 3204	\$1,300,000	06/09/2021
3	2/10 Ross St BENTLEIGH 3204	\$1,280,000	08/10/2021

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:

10/11/2021 21:17









Rooms: 6 Property Type: Townhouse (Single) Land Size: 345 sqm approx Agent Comments Anthony Fordham 9593 4500 0408 107 514 anthonyfordham@jelliscraig.com.au

Indicative Selling Price \$1,250,000 - \$1,330,000 Median Unit Price September quarter 2021: \$1,385,000

Renovated with finesse, this light and cheery 3 bedroom 2 bathroom single level town residence enjoying a series of courtyards that give light to the internal spaces. Warm and welcoming, this idyllic home enjoys a central hallway, a lovely main bedroom (WIR & vogue new ensuite), a relaxing lounge opening to the west-side mod-grass courtyard; 2 further bedrooms (BIRs and lightwell river rock courtyards), a new subway-tiled bathroom, separate toilet, a proper laundry and a couple of steps down to the brilliant new stone kitchen (Bosch appliances and large pantry).

Comparable Properties

1/12 Lysbeth St MCKINNON 3204 (REI) 3 2 2 2 Price: \$1,310,000 Method: Private Sale Date: 06/10/2021 Property Type: Townhouse (Single)	Agent Comments
2/82 Mckinnon Rd MCKINNON 3204 (REI) 2 2 2 2 Price: \$1,300,000 Method: Sold Before Auction Date: 06/09/2021 Property Type: Townhouse (Res)	Agent Comments
2/10 Ross St BENTLEIGH 3204 (REI) 3 1 1 1 Price: \$1,280,000 Method: Private Sale Date: 08/10/2021 Property Type: Townhouse (Single)	Agent Comments

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





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