

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

6 Ross Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,250,000

&

\$1,330,000

Median sale price

Median price \$1,385,000

Property Type Unit

Suburb Bentleigh

Period - From 01/07/2021

to 30/09/2021

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	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



3 2 2

Rooms: 6**Property Type:** Townhouse (Single)**Land Size:** 345 sqm approx

Agent Comments

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)**

Agent Comments

3 2 2

Price: \$1,310,000**Method:** Private Sale**Date:** 06/10/2021**Property Type:** Townhouse (Single)**2/82 Mckinnon Rd MCKINNON 3204 (REI)**

Agent Comments

3 2 2

Price: \$1,300,000**Method:** Sold Before Auction**Date:** 06/09/2021**Property Type:** Townhouse (Res)**2/10 Ross St BENTLEIGH 3204 (REI)**

Agent Comments

3 1 1

Price: \$1,280,000**Method:** Private Sale**Date:** 08/10/2021**Property Type:** Townhouse (Single)