

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

820b North Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,547,500

Property Type

House

Suburb

Bentleigh East

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	6A Bayview St BENTLEIGH EAST 3165	\$1,715,000	27/11/2021
2	56b Wallace Av MURRUMBEENA 3163	\$1,682,000	14/10/2021
3	23a Lancaster St BENTLEIGH EAST 3165	\$1,670,000	14/11/2021

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:

17/01/2022 17:23



4 3 2

Property Type: Townhouse

Agent Comments

Stylish new, very flexible 4 bedroom + study 3.5 bathroom town residence in the McKinnon Secondary College zone, enjoying a north facing study, 2 superb main bedroom suites (fitted WIRs and vogue ensuites), an impressive living & dining area with chef-inspired stone kitchen (Miele appliances & butler's pantry), an upstairs retreat, an open air alfresco area & an auto garage. Walk to cafes, bus & Duncan MacKinnon Reserve.

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

September quarter 2021: \$1,547,500

Comparable Properties



6A Bayview St BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

4 3 2

Price: \$1,715,000

Method: Auction Sale

Date: 27/11/2021

Property Type: Townhouse (Res)



56b Wallace Av MURRUMBEENA 3163
(REI/VG)

Agent Comments

4 3 2

Price: \$1,682,000

Method: Auction Sale

Date: 14/10/2021

Property Type: Townhouse (Res)



23a Lancaster St BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

4 3 2

Price: \$1,670,000

Method: Auction Sale

Date: 14/11/2021

Property Type: Townhouse (Res)