

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

44A Warwick Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,195,000

Median sale price

Median price

\$1,252,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2020

to

31/03/2020

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	1/17 Gardeners Rd BENTLEIGH EAST 3165	\$1,200,000	16/03/2020
2	14a Boronia St BENTLEIGH EAST 3165	\$1,168,000	29/02/2020
3	2/43 Wards Gr BENTLEIGH EAST 3165	\$1,100,000	30/03/2020

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:

22/06/2020 11:03

44A Warwick Street, Bentleigh East Vic 3165

**Jellis
Craig**

Anthony Fordham
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Indicative Selling Price

\$1,195,000

Median House Price

March quarter 2020: \$1,252,500



4 2 2

Rooms: 6

Property Type: Townhouse

Agent Comments

Supremely spacious, this stunning 3-4 bedroom + study 2.5 bathroom residence is position perfect. Overlooking the playing fields of Coatesville Primary School, this quality home enjoys a north facing study, flexible downstairs 4th bedroom/lounge (BIRs), designer stone kitchen with Miele appliances (2 ovens) & butler's pantry; and spectacular open plan entertaining with breakfast deck and alfresco deck in a lush lawn courtyard. Beautifully appointed, it enjoys ducted heating/air conditioning, security, roller blinds, fantastic storage and auto garage. Metres to bus & Mackie Rd Reserve

Comparable Properties



1/17 Gardeners Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 1

Price: \$1,200,000

Method: Sold Before Auction

Date: 16/03/2020

Property Type: Townhouse (Res)

Land Size: 422 sqm approx



14a Boronia St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 1

Price: \$1,168,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Townhouse (Res)

Land Size: 297 sqm approx



2/43 Wards Gr BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Private Sale

Date: 30/03/2020

Property Type: Townhouse (Single)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.