

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

3/37 Marquis Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$850,000

&

\$900,000

Median sale price

Median price \$957,000

Property Type Unit

Suburb Bentleigh

Period - From 01/01/2021

to 31/03/2021

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		
2		
3		

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:

10/05/2021 15:05



 3  1  2

Property Type: Unit

Agent Comments

In perfect privacy, this immaculate 3 bedroom single level rear residence exudes timeless class. Warm with newly polished hardwood floors, this quiet retreat enjoys an inviting entry foyer, a relaxed living room, a modern classic kitchen, north facing dining with French doors onto a stylish deck with bench seating in low maintenance gardens; 3 lovely bedrooms (BIRs), a tasteful semi-ensuite & fitted laundry. Comfortable with ducted heating, R/C air cond, security, timber blinds, external awnings, shed & an auto garage, it's in a small group of 3, near Tucker Road PS, cafés & transport.

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

March quarter 2021: \$957,000

Comparable Properties

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.