

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

4/19 Gray Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$390,000

&

\$429,000

Median sale price

Median price \$1,100,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/10/2020

to 31/12/2020

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	127/801 Centre Rd BENTLEIGH EAST 3165	\$420,000	07/02/2021
2	20/801 Centre Rd BENTLEIGH EAST 3165	\$404,000	26/11/2020
3	311/24 Becket Av BENTLEIGH EAST 3165	\$401,000	19/12/2020

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:

11/03/2021 15:45

4/19 Gray Street, Bentleigh East Vic 3165

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Indicative Selling Price

\$390,000 - \$429,000

Median Unit Price

December quarter 2020: \$1,100,000



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Comparable Properties



127/801 Centre Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$420,000

Method: Private Sale

Date: 07/02/2021

Property Type: Apartment



20/801 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$404,000

Method: Private Sale

Date: 26/11/2020

Property Type: Apartment



311/24 Becket Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$401,000

Method: Auction Sale

Date: 19/12/2020

Property Type: Apartment

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133