

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

7/1 Mackie Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$380,000

&

\$410,000

Median sale price

Median price

\$1,172,500

Property Type

Unit

Suburb

Bentleigh East

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	106/1 Mackie Rd BENTLEIGH EAST 3165	\$410,000	03/03/2021
2	211/24 Becket Av BENTLEIGH EAST 3165	\$380,000	23/02/2021
3	20/801 Centre Rd BENTLEIGH EAST 3165	\$404,000	26/11/2020

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:

26/05/2021 11:35

7/1 Mackie Road, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

March quarter 2021: \$1,172,500



 1  1  1

Property Type: Apartment

Agent Comments

Prestigious and elegant, this impressive 1 bedroom 1 bathroom ground floor security apartment offers the best in cosmopolitan living.

Comparable Properties

106/1 Mackie Rd BENTLEIGH EAST 3165 (VG) Agent Comments

 1  -  -

Price: \$410,000

Method: Sale

Date: 03/03/2021

Property Type: Strata Unit/Flat



211/24 Becket Av BENTLEIGH EAST 3165 (REI)

Agent Comments

 1  1  1

Price: \$380,000

Method: Private Sale

Date: 23/02/2021

Property Type: Apartment



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

Agent Comments

 1  1  1

Price: \$404,000

Method: Private Sale

Date: 26/11/2020

Property Type: Apartment

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