

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

1/53 Mawby Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$1,107,500 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2019 to 30/06/2019 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	34b Lesden St BENTLEIGH EAST 3165	\$1,260,000	24/09/2019
2	3b Northam Rd BENTLEIGH EAST 3165	\$1,250,000	10/09/2019
3	30b Elizabeth St BENTLEIGH EAST 3165	\$1,180,000	17/08/2019

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:

15/10/2019 15:46



Property Type: Townhouse

Agent Comments

Stylish new 4 bedroom 3.5 bathroom sensation enjoying 2 main bedroom suites (BIRs/WIRs & Calacutta marble look ensuites), 2 entertaining zones, sleek stone kitchen with butler's pantry (2 sets of appliances), Mod-wood deck & double auto garage. Near bus, schools & Centre Rd.

Indicative Selling Price

\$1,180,000 - \$1,280,000

Median Unit Price

June quarter 2019: \$1,107,500

Stylish new 4 bedroom 3.5 bathroom sensation enjoying 2 main bedroom suites (BIRs/WIRs & Calacutta marble look ensuites), 2 entertaining zones, sleek stone kitchen with butler's pantry (2 sets of appliances), Mod-wood deck & double auto garage. Near bus, schools & Centre Rd.

Comparable Properties



34b Lesden St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,260,000

Method: Private Sale

Date: 24/09/2019

Property Type: Townhouse (Single)



3b Northam Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 10/09/2019

Property Type: Townhouse (Single)



30b Elizabeth St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,180,000

Method: Auction Sale

Date: 17/08/2019

Property Type: Townhouse (Res)