

# 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

20 Watt Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$899,000

### Median sale price

Median price \$1,165,500

Property Type Unit

Suburb Bentleigh East

Period - From 01/10/2019

to 30/09/2020

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 | 1a Benina St BENTLEIGH EAST 3165  | \$885,200 | 06/11/2020   |
| 2 | 2/29 Golf Links Av OAKLEIGH 3166  | \$881,000 | 14/11/2020   |
| 3 | 4/47 Wards Gr BENTLEIGH EAST 3165 | \$845,000 | 30/06/2020   |

**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:

21/12/2020 06:36



3   2   2

**Property Type:** Townhouse (Res)  
**Land Size:** 180 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$899,000  
**Median Unit Price**  
Year ending September 2020: \$1,165,500

## Comparable Properties



**1a Benina St BENTLEIGH EAST 3165 (REI/VG)** **Agent Comments**

2   1   1

**Price:** \$885,200  
**Method:** Private Sale  
**Date:** 06/11/2020  
**Property Type:** Unit  
**Land Size:** 230 sqm approx



**2/29 Golf Links Av OAKLEIGH 3166 (REI)** **Agent Comments**

3   2   2

**Price:** \$881,000  
**Method:** Auction Sale  
**Date:** 14/11/2020  
**Property Type:** Unit  
**Land Size:** 239 sqm approx



**4/47 Wards Gr BENTLEIGH EAST 3165 (REI/VG)** **Agent Comments**

2   2   1

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 30/06/2020  
**Property Type:** Townhouse (Single)