

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

21B Birdwood Street, Bentleigh East Vic 3165
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Indicative selling price

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

Single price

\$1,398,000

Median sale price

Median price

\$1,258,500

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/04/2021

to

30/06/2021

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	16b birdwood St BENTLEIGH EAST 3165	\$1,420,000	28/06/2021
2	150a Mackie Rd BENTLEIGH EAST 3165	\$1,365,000	12/06/2021
3	2A Patricia St BENTLEIGH EAST 3165	\$1,420,000	15/05/2021

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:

20/07/2021 15:21

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Indicative Selling Price

\$1,398,000

Median Unit Price

June quarter 2021: \$1,258,500



 4  3  2

Property Type: Townhouse (Res)

Land Size: 422 sqm approx

Agent Comments

Comparable Properties



16b birdwood St BENTLEIGH EAST 3165 (REI) Agent Comments

 5  3  1

Price: \$1,420,000

Method: Sold Before Auction

Date: 28/06/2021

Property Type: Townhouse (Res)



150a Mackie Rd BENTLEIGH EAST 3165 (REI) Agent Comments

 3  2  2

Price: \$1,365,000

Method: Auction Sale

Date: 12/06/2021

Property Type: Townhouse (Res)



2A Patricia St BENTLEIGH EAST 3165 (REI) Agent Comments

 4  3  1

Price: \$1,420,000

Method: Auction Sale

Date: 15/05/2021

Property Type: Townhouse (Res)