

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

47 Seaview Avenue, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,840,000

Median sale price

Median price

\$1,732,000

Property Type

House

Suburb

Bentleigh

Period - From

12/11/2021

to

11/11/2022

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	6 Roma St BENTLEIGH 3204	\$1,850,000	17/09/2022
2	22 Donaldson St BENTLEIGH 3204	\$1,830,000	22/10/2022
3	28 Balmoral Av BENTLEIGH 3204	\$1,800,000	20/08/2022

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:

12/11/2022 11:07

47 Seaview Avenue, Bentleigh Vic 3204

Jellis Craig

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$1,840,000

Median House Price

12/11/2021 - 11/11/2022: \$1,732,000



3 2 4

Property Type: House

Land Size: 625 sqm approx

Agent Comments

Comparable Properties



6 Roma St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 2 3

Price: \$1,850,000

Method: Auction Sale

Date: 17/09/2022

Property Type: House (Res)

Land Size: 628 sqm approx



22 Donaldson St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,830,000

Method: Auction Sale

Date: 22/10/2022

Property Type: House (Res)

Land Size: 566 sqm approx



28 Balmoral Av BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,800,000

Method: Auction Sale

Date: 20/08/2022

Property Type: House (Res)

Land Size: 650 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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