## 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

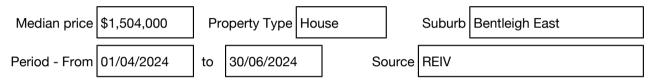
24 Ludwell Crescent, Bentleigh East Vic 3165

## Indicative selling price

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Single price \$1,475,000

#### Median sale price



## 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.

Add	dress of comparable property	Price	Date of sale	
1	6 Leigh St BENTLEIGH EAST 3165	\$1,510,000	25/05/2024	
2	10 Tasman Rd BENTLEIGH EAST 3165	\$1,415,000	18/05/2024	
3	25 Gladesville Dr BENTLEIGH EAST 3165	\$1,460,000	19/04/2024	

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:

03/09/2024 14:28





Nick Renna 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

JellisCraig



Property Type: House

Indicative Selling Price \$1,475,000 Median House Price June quarter 2024: \$1,504,000

# **Comparable Properties**



6 Leigh St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,510,000 Method: Auction Sale Date: 25/05/2024 Property Type: House (Res) Land Size: 571 sqm approx

10 Tasman Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

Agent Comments





Price: \$1,415,000 Method: Private Sale Date: 18/05/2024 Property Type: House Land Size: 587 sqm approx



25 Gladesville Dr BENTLEIGH EAST 3165 (REI/VG)

Price: \$1,460,000 Method: Private Sale Date: 19/04/2024 Property Type: House Land Size: 573 sqm approx

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





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