

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

3 Adam Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,700,000 & \$1,750,000

Median sale price

Median price \$1,830,000 Property Type House Suburb Bentleigh

Period - From 01/01/2023 to 31/03/2023 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 | 5 Campbell St BENTLEIGH 3204 | \$1,730,000 | 09/06/2023 |
| 2 | | | |
| 3 | | | |

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: 06/07/2023 13:08

3 Adam Street, Bentleigh Vic 3204

**Jellis
Craig**

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$1,700,000 - \$1,750,000

Median House Price

March quarter 2023: \$1,830,000



Property Type: House

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



5 Campbell St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,730,000

Method: Sold Before Auction

Date: 09/06/2023

Property Type: House (Res)

Land Size: 732 sqm approx

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.

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



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