

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

8 York Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price \$1,418,500 Property Type House Suburb Bentleigh East

Period - From 01/04/2023 to 30/06/2023 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	43 Bradford St BENTLEIGH EAST 3165	\$1,045,000	19/08/2023
2	1/12 Majdal St BENTLEIGH EAST 3165	\$989,000	02/09/2023
3	2/53 Marlborough St BENTLEIGH EAST 3165	\$965,000	15/07/2023

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:

03/10/2023 15:20

8 York Street, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$950,000 - \$990,000

Median House Price

June quarter 2023: \$1,418,500



2 2 2

Property Type: House

Agent Comments

Comparable Properties



43 Bradford St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,045,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House

Land Size: 428 sqm approx

1/12 Majdal St BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 2

Price: \$989,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 355 sqm approx



2/53 Marlborough St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 1 1

Price: \$965,000

Method: Auction Sale

Date: 15/07/2023

Property Type: Unit

Land Size: 178 sqm approx

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



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