

# 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

1/15 Dromana Avenue, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,220,000

### Median sale price

Median price \$1,443,500

Property Type Townhouse

Suburb Bentleigh East

Period - From 31/05/2021

to

30/05/2022

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		
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:

31/05/2022 10:24

1/15 Dromana Avenue, Bentleigh East Vic 3165

**Jellis  
Craig**

Sarah Gursansky

9593 4500

0467 533 309

sarahgursansky@jellisrcraig.com.au

**Indicative Selling Price**

\$1,150,000 - \$1,220,000

**Median Townhouse Price**

31/05/2021 - 30/05/2022: \$1,443,500



 4  1.5  2

**Property Type:** Townhouse

**Land Size:** 298 sqm approx

**Agent Comments**

## Comparable Properties

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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