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

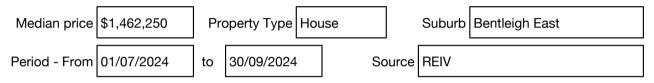
105A Deakin Street, Bentleigh East Vic 3165

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
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Single price \$1,500,000

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.

Address of comparable property		Price	Date of sale
1	72b Deakin St BENTLEIGH EAST 3165	\$1,550,000	26/09/2024
2	1/76 Tudor St BENTLEIGH EAST 3165	\$1,432,500	31/08/2024
3	14B Bevis St BENTLEIGH EAST 3165	\$1,550,000	17/08/2024

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:

30/11/2024 16:59



105A Deakin Street, Bentleigh East Vic 3165



Robert De Freitas





Property Type: Townhouse

9593 4500 0421 430 350 robertdefreitas@jelliscraig.com.au

Indicative Selling Price \$1,500,000 Median House Price September quarter 2024: \$1,462,250

Agent Comments

Agent Comments

Agent Comments

Comparable Properties



2 Δ 2 Price: \$1,550,000 Method: Private Sale Date: 26/09/2024 Property Type: Townhouse (Res) Land Size: 306 sqm approx

72b Deakin St BENTLEIGH EAST 3165 (REI/VG)



1/76 Tudor St BENTLEIGH EAST 3165 (REI/VG)

4 3 4

Price: \$1,432,500

Method: Auction Sale Date: 31/08/2024 Property Type: Townhouse (Res) Land Size: 283 sqm approx

14B Bevis St BENTLEIGH EAST 3165 (REI) 1

4 2

Price: \$1,550,000 Method: Auction Sale Date: 17/08/2024 Property Type: Townhouse (Res)

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



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