

# 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

7 The Highway, Bentleigh Vic 3204

### Indicative selling price

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

Range between \$1,600,000

&

\$1,650,000

### Median sale price

Median price \$1,677,750

Property Type House

Suburb Bentleigh

Period - From 01/01/2021

to

31/03/2021

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	14 Garfield Av ORMOND 3204	\$1,531,000	22/05/2021
2	51 Bendigo Av BENTLEIGH 3204	\$1,655,000	22/05/2021
3	9 Gilbert Gr BENTLEIGH 3204	\$1,510,000	17/04/2021

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:

21/06/2021 13:36

7 The Highway, Bentleigh Vic 3204

**Jellis  
Craig**

Gavin van Rooyen

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**Indicative Selling Price**

\$1,600,000 - \$1,650,000

**Median House Price**

March quarter 2021: \$1,677,750



3 2 4

**Property Type:** House

Agent Comments

## Comparable Properties



**14 Garfield Av ORMOND 3204 (REI)**

Agent Comments

5 2 2

**Price:** \$1,531,000

**Method:** Auction Sale

**Date:** 22/05/2021

**Property Type:** House (Res)



**51 Bendigo Av BENTLEIGH 3204 (REI)**

Agent Comments

4 2 1

**Price:** \$1,655,000

**Method:** Auction Sale

**Date:** 22/05/2021

**Property Type:** House (Res)



**9 Gilbert Gr BENTLEIGH 3204 (REI)**

Agent Comments

3 1 1

**Price:** \$1,510,000

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** House (Res)

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