Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| Address | 2/57 Tudor Street, Bentleigh East Vic 3165 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$1,000,000 | & | \$1,100,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,196,000 | Pro | perty Type U | Jnit | | Suburb | Bentleigh East |
|---------------|-------------|-----|--------------|------|--------|--------|----------------|
| Period - From | 01/10/2024 | to | 31/12/2024 | s | 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

| | areas or comparable property | 1 1100 | Date of Sale |
|---|--------------------------------------|-------------|--------------|
| 1 | 1/10 Norville St BENTLEIGH EAST 3165 | \$1,005,000 | 24/10/2024 |
| 2 | 1/1 Daphne St BENTLEIGH EAST 3165 | \$1,120,000 | 18/10/2024 |
| 3 | 1/87 Kennedy St BENTLEIGH EAST 3165 | \$980,000 | 21/09/2024 |

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: | 25/02/2025 09:26 |
|--|------------------|



Date of sale



Myron Ching 9573 6100 0431 262 955 myronching@jelliscraig.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median Unit Price** December quarter 2024: \$1,196,000



Property Type: Unit

Comparable Properties



1/10 Norville St BENTLEIGH EAST 3165 (REI/VG)

Price: \$1,005,000

Method: Sold Before Auction

Date: 24/10/2024

Property Type: Townhouse (Res)

Agent Comments



1/1 Daphne St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

Price: \$1,120,000

Method: Sold Before Auction

Date: 18/10/2024 Property Type: Unit

Land Size: 326 sqm approx

1/87 Kennedy St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$980,000 Method: Auction Sale Date: 21/09/2024 Property Type: Unit

Land Size: 356 sqm approx

Account - Jellis Craig | P: 03 9593 4500





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