Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/10 Ross Street, Bentleigh Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betwee	\$1,180,000		&		\$1,240,0	00		
Median sale p	rice							
Median price	\$965,000	Pro	operty Type	Unit			Suburb	Bentleigh
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2b Evelyn St BENTLEIGH 3204	\$1,230,000	22/05/2021
2	1/13 Lilac St BENTLEIGH EAST 3165	\$1,200,000	08/09/2021
3	1/8 Jean St MCKINNON 3204	\$1,200,000	20/05/2021

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:

29/09/2021 10:46







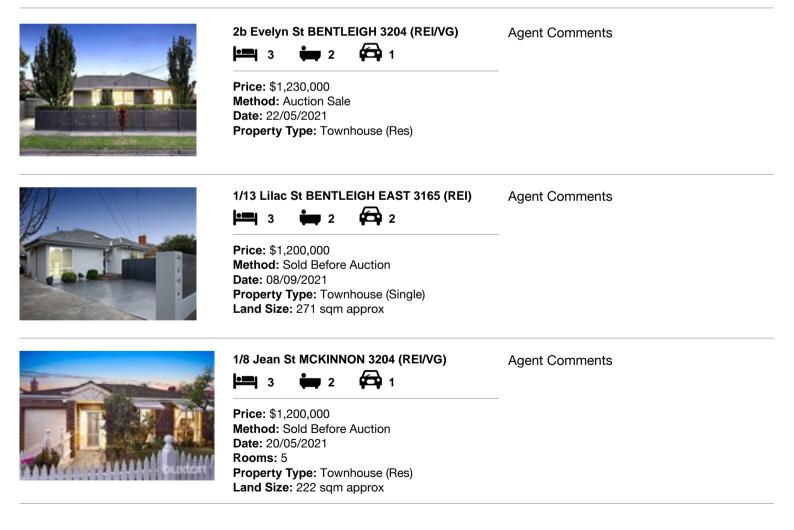


Rooms: 5 Property Type: Townhouse (Single) Land Size: 273m2 sqm approx Agent Comments Anthony Fordham 9593 4500 0408 107 514 anthonyfordham@jelliscraig.com.au

> Indicative Selling Price \$1,180,000 - \$1,240,000 Median Unit Price June quarter 2021: \$965,000

Quality built 3 bedroom 1.5 bathroom single level rear residence in the McKinnon Secondary College zone, featuring Jarrah floorboards throughout, 2 sun filled living zones, a European Oak stone kitchen, 3 spacious bedrooms (BIRs/WIR), a renovated spa semi-ensuite, 2nd toilet, a family laundry and a sun-drenched courtyard garden in a stylish landscape. One of 2, this modern charmer has ducted heating, evap cooling, security, external blinds, an auto garage + car space. Metres to Centre Rd shops, train, parks & schools.

Comparable Properties



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





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