

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

2/10 Ross Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,180,000

&

\$1,240,000

Median sale price

Median price \$965,000

Property Type Unit

Suburb Bentleigh

Period - From 01/04/2021

to

30/06/2021

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	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

2/10 Ross Street, Bentleigh Vic 3204

**Jellis
Craig**

Anthony Fordham
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Indicative Selling Price

\$1,180,000 - \$1,240,000

Median Unit Price

June quarter 2021: \$965,000



3 1 1

Rooms: 5

Property Type: Townhouse
(Single)

Land Size: 273m2 sqm approx

Agent Comments

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



2b Evelyn St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 1

Price: \$1,230,000

Method: Auction Sale

Date: 22/05/2021

Property Type: Townhouse (Res)



1/13 Lilac St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Sold Before Auction

Date: 08/09/2021

Property Type: Townhouse (Single)

Land Size: 271 sqm approx



1/8 Jean St MCKINNON 3204 (REI/VG)

Agent Comments

3 2 1

Price: \$1,200,000

Method: Sold Before Auction

Date: 20/05/2021

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 222 sqm approx

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



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