Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$2,000,000

Property offered for sale

Address	7 Bruce Street, Bentleigh Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,900,000	&	\$2,050,000
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Median sale price

Median price	\$1,710,000	Pro	perty Type	House		Suburb	Bentleigh
Period - From	01/10/2023	to	31/12/2023		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

25 North Av BENTLEIGH 3204

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	27 Mitchell St BENTLEIGH 3204	\$2,039,000	14/11/2023
2	40 Mclean Av BENTLEIGH 3204	\$2,010,500	05/10/2023

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:	14/02/2024 09:46



09/12/2023



Nick Renna 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

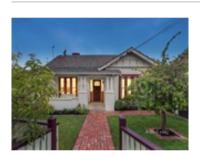
Indicative Selling Price \$1,900,000 - \$2,050,000 Median House Price December quarter 2023: \$1,710,000





Property Type: House **Land Size:** 569 sqm approx Agent Comments

Comparable Properties



27 Mitchell St BENTLEIGH 3204 (REI)

4



6 2

Price: \$2,039,000 **Method:** Private Sale **Date:** 14/11/2023

Property Type: House (Res) **Land Size:** 640 sqm approx

Agent Comments



40 Mclean Av BENTLEIGH 3204 (REI/VG)

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Price: \$2,010,500

Method: Sold Before Auction

Date: 05/10/2023 **Property Type:** House **Land Size:** 569 sqm approx **Agent Comments**



25 North Av BENTLEIGH 3204 (REI/VG)



G



Price: \$2,000,000 Method: Auction Sale Date: 09/12/2023

Property Type: House (Res) Land Size: 603 sqm approx

Agent Comments

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



