

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 Bruce Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$1,710,000

Property 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)

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
3	25 North Av BENTLEIGH 3204	\$2,000,000	09/12/2023

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

7 Bruce Street, Bentleigh Vic 3204

**Jellis
Craig**

Nick Renna

9593 4500

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nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

December quarter 2023: \$1,710,000



4 2 1

Property Type: House

Land Size: 569 sqm approx

Agent Comments

Comparable Properties



27 Mitchell St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$2,039,000

Method: Private Sale

Date: 14/11/2023

Property Type: House (Res)

Land Size: 640 sqm approx



40 Mclean Av BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 2

Price: \$2,010,500

Method: Sold Before Auction

Date: 05/10/2023

Property Type: House

Land Size: 569 sqm approx



25 North Av BENTLEIGH 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$2,000,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 603 sqm approx

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



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