

# 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

3/37 Mavho Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$960,000

### Median sale price

Median price

\$965,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/04/2023

to

31/03/2024

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	8/17 Loranne St BENTLEIGH 3204	\$1,015,000	11/05/2024
2	7/28 Clairmont Av BENTLEIGH 3204	\$960,000	02/03/2024
3			

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:

24/05/2024 19:51

3/37 Mavho Street, Bentleigh Vic 3204

**Jellis  
Craig**

Kon Galitos  
9593 4500  
0414 902 680  
kongalitos



 3  3  2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$960,000

**Median Unit Price**

Year ending March 2024: \$965,000

## Comparable Properties



**8/17 Lorraine St BENTLEIGH 3204 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,015,000

**Method:** Auction Sale

**Date:** 11/05/2024

**Property Type:** Townhouse (Res)



**7/28 Clairmont Av BENTLEIGH 3204 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$960,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** Townhouse (Res)

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.

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



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