

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

51 Bendigo Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,677,750

Property Type House

Suburb Bentleigh

Period - From 01/01/2021

to 31/03/2021

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	14 Barry St BENTLEIGH 3204	\$1,550,000	19/02/2021
2	568 Centre Rd BENTLEIGH 3204	\$1,453,000	27/03/2021
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:

27/04/2021 15:42

51 Bendigo Avenue, Bentleigh Vic 3204

**Jellis
Craig**

Trent Collie

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

March quarter 2021: \$1,677,750



 4  2  2

Property Type: Other (All Types)

Land Size: 552 sqm approx

Agent Comments

Cherished energy-efficient 4 bedroom 2 bathroom brick Californian Bungalow enjoying 2 entertaining zones (OFP), north facing kitchen (Bosch appliances), relaxing deck in a leafy rear garden, garage with studio, solar panels & parking. Between Patterson Rd & Centre Rd shops.

Comparable Properties



14 Barry St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,550,000

Method: Private Sale

Date: 19/02/2021

Property Type: House

Land Size: 537 sqm approx



568 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments

 3  2  3

Price: \$1,453,000

Method: Private Sale

Date: 27/03/2021

Rooms: 5

Property Type: House

Land Size: 598 sqm approx

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.

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