

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

19a Konrad Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,500,000

&

\$1,575,000

Median sale price

Median price

\$1,400,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

03/04/2022

to

02/04/2023

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	71a London St BENTLEIGH 3204	\$1,700,000	14/03/2023
2	15b Victor Rd BENTLEIGH EAST 3165	\$1,690,000	07/12/2022
3	35b Orange St BENTLEIGH EAST 3165	\$1,665,000	30/03/2023

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:

03/04/2023 08:32

19a Konrad Street, Bentleigh East Vic 3165

**Jellis
Craig**

Sarah Gursansky

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Indicative Selling Price

\$1,500,000 - \$1,575,000

Median Townhouse Price

03/04/2022 - 02/04/2023: \$1,400,000



4 2 2

Property Type: Townhouse

Land Size: 304 sqm approx

Agent Comments

Comparable Properties



71a London St BENTLEIGH 3204 (REI)

Agent Comments

4 3 1

Price: \$1,700,000

Method: Private Sale

Date: 14/03/2023

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 293 sqm approx



15b Victor Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 4 2

Price: \$1,690,000

Method: Sold Before Auction

Date: 07/12/2022

Property Type: Townhouse (Res)

Land Size: 325 sqm approx



35b Orange St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,665,000

Method: Auction Sale

Date: 30/03/2023

Property Type: Townhouse (Res)

Land Size: 347 sqm approx

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



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