## 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

1/28 Adrian Street, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$970,000		&		\$1,050,000				
Median sale pi	rice								
Median price	\$1,428,750	Pro	operty Type	Том	nhouse		Suburb	Bentleigh East	
Period - From	18/02/2024	to	17/02/2025		So	ource	Property	/ Data	

### 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.

Ado	dress of comparable property	Price	Date of sale
1	1/10 Norville St BENTLEIGH EAST 3165	\$1,005,000	24/10/2024
2	9/11 St Georges Av BENTLEIGH EAST 3165	\$940,000	05/10/2024
3	45 Dega Av BENTLEIGH EAST 3165	\$1,006,000	21/09/2024

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:

18/02/2025 12:15





Nick Renna





**Property Type:** Townhouse Agent Comments

9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$970,000 - \$1,050,000 Median Townhouse Price 18/02/2024 - 17/02/2025: \$1,428,750

# **Comparable Properties**



1/10 Norville St BENTLEIGH EAST 3165 (REI/VG)



Price: \$1,005,000 Method: Sold Before Auction Date: 24/10/2024 Property Type: Townhouse (Res)

9/11 St Georges Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

Agent Comments



Price: \$940,000 Method: Auction Sale Date: 05/10/2024 Property Type: Townhouse (Res)



45 Dega Av BENTLEIGH EAST 3165 (REI/VG)



Agent Comments

Price: \$1,006,000 Method: Auction Sale Date: 21/09/2024 Property Type: Townhouse (Res) Land Size: 725 sqm approx

#### Account - Jellis Craig | P: 03 9194 1200



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