

# 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

10 Montreal Street, Bentleigh Vic 3204

### Indicative selling price

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

Range between \$980,000

&

\$1,050,000

### Median sale price

Median price \$915,000

Property Type Unit

Suburb Bentleigh

Period - From 01/07/2022

to

30/09/2022

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	2/41 South Av BENTLEIGH 3204	\$1,030,000	02/08/2022
2	2/3 Schulz St BENTLEIGH EAST 3165	\$1,022,500	07/09/2022
3	5/5 Adelaide St MCKINNON 3204	\$1,006,000	05/07/2022

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:

29/11/2022 15:42

10 Montreal Street, Bentleigh Vic 3204

**Jellis  
Craig**

Nick Renna

9593 4500

0411 551 190

nickrenna@jellisrcraig.com.au

**Indicative Selling Price**

\$980,000 - \$1,050,000

**Median Unit Price**

September quarter 2022: \$915,000



3   2   2

**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties

**2/41 South Av BENTLEIGH 3204 (VG)**

**Agent Comments**

3   -   -

**Price:** \$1,030,000

**Method:** Sale

**Date:** 02/08/2022

**Property Type:** Flat/Unit/Apartment (Res)



**2/3 Schulz St BENTLEIGH EAST 3165 (REI/VG)** **Agent Comments**

3   2   2

**Price:** \$1,022,500

**Method:** Sold Before Auction

**Date:** 07/09/2022

**Property Type:** Townhouse (Res)



**5/5 Adelaide St MCKINNON 3204 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,006,000

**Method:** Private Sale

**Date:** 05/07/2022

**Property Type:** Townhouse (Single)

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



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