# 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

28 Mcarthur Street, Bentleigh Vic 3204

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,750,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$1,677,750	Pro	operty Type	ty Type House		e		Bentleigh
Period - From	01/01/2021	to	31/03/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	16 Besant St HAMPTON EAST 3188	\$1,735,000	17/04/2021
2	7 Surrey St BENTLEIGH EAST 3165	\$1,752,000	12/12/2020
3			

OR

**B**<sup>\*</sup> 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:

25/05/2021 13:40





Trent Collie

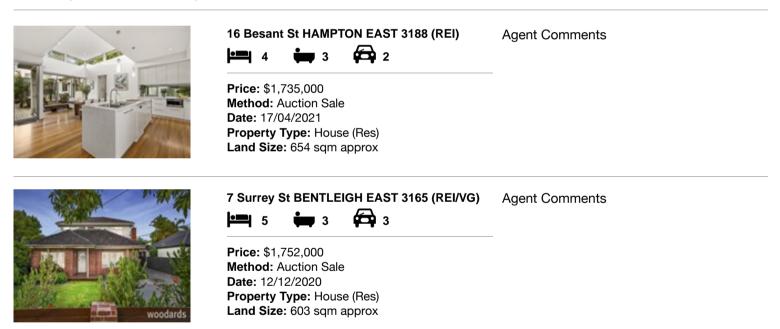




Property Type: House Agent Comments 9593 4500 0425 740 484 trentcollie@jelliscraig.com.au

Indicative Selling Price \$1,750,000 - \$1,800,000 Median House Price March quarter 2021: \$1,677,750

# **Comparable Properties**



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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.