

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

5b Denver Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,325,000

Median sale price

Median price \$1,418,500

Property Type House

Suburb Bentleigh East

Period - From 01/04/2023

to 30/06/2023

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	1C East View Cr BENTLEIGH EAST 3165	\$1,375,000	12/04/2023
2	20b Hill St BENTLEIGH EAST 3165	\$1,330,000	22/08/2023
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:

25/09/2023 09:23

5b Denver Street, Bentleigh East Vic 3165

**Jellis
Craig**

Kon Galitos
9593 4500
0414 902 680
kongalitos



 4  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,325,000

Median House Price

June quarter 2023: \$1,418,500

Comparable Properties



**1C East View Cr BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

 3  3  2

Price: \$1,375,000

Method: Sold Before Auction

Date: 12/04/2023

Property Type: Townhouse (Res)



20b Hill St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  2

Price: \$1,330,000

Method: Sold Before Auction

Date: 22/08/2023

Property Type: Townhouse (Res)

Land Size: 318 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.

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



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