

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

3 Montreal Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,520,000

&

\$1,570,000

Median sale price

Median price \$1,880,000

Property Type House

Suburb Bentleigh

Period - From 01/01/2022

to 31/03/2022

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	18 Harding St BENTLEIGH 3204	\$1,580,000	30/01/2022
2	10 Lilac St BENTLEIGH EAST 3165	\$1,560,000	28/05/2022
3	2 Almurta Rd BENTLEIGH EAST 3165	\$1,510,000	28/03/2022

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:

02/06/2022 10:42

3 Montreal Street, Bentleigh Vic 3204

Jellis Craig

Nick Renna

9194 1200

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nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$1,520,000 - \$1,570,000

Median House Price

March quarter 2022: \$1,880,000



3 1 3

Property Type: House (Res)

Land Size: 608 sqm approx

Agent Comments

Comparable Properties



18 Harding St BENTLEIGH 3204 (VG)

Agent Comments

3 - -

Price: \$1,580,000

Method: Sale

Date: 30/01/2022

Property Type: House (Res)

Land Size: 637 sqm approx



10 Lilac St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,560,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)



2 Almurta Rd BENTLEIGH EAST 3165 (REI/VG) Agent Comments

3 1 -

Price: \$1,510,000

Method: Sold Before Auction

Date: 28/03/2022

Property Type: House (Res)

Land Size: 623 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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