## 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

20 Galtum Avenue, Bentleigh Vic 3204

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,850,000		&		\$1,950,000			
Median sale p	rice							
Median price	\$1,677,750	Pro	operty Type	Hou	se		Suburb	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 six months 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	23 Buckingham Av BENTLEIGH 3204	\$1,900,000	27/03/2021
2	1 Hayes St BENTLEIGH 3204	\$1,862,500	17/04/2021
3	2 Chalmers St MCKINNON 3204	\$1,850,000	21/11/2020

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:

11/05/2021 12:25





Nick Renna



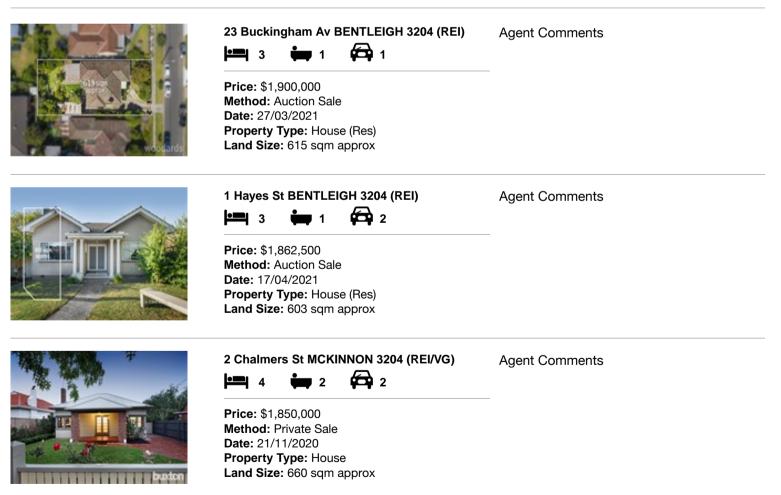


**Property Type:** House Agent Comments

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

Indicative Selling Price \$1,850,000 - \$1,950,000 Median House Price March quarter 2021: \$1,677,750

# **Comparable Properties**



Account - Jellis Craig | P: 03 9194 1200



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.