

# 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 Osborne Avenue, Bentleigh Vic 3204

### Indicative selling price

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

Range between \$1,960,000

&

\$2,050,000

### Median sale price

Median price \$1,750,000

Property Type House

Suburb Bentleigh

Period - From 01/10/2022

to 31/12/2022

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	210 East Boundary Rd BENTLEIGH EAST 3165	\$2,091,000	19/11/2022
2	6 Osborne Av BENTLEIGH 3204	\$2,070,000	16/09/2022
3	7 Lydia St BENTLEIGH 3204	\$1,921,000	22/10/2022

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:

23/02/2023 11:20

10 Osborne Avenue, Bentleigh Vic 3204

**Jellis  
Craig**

Gavin van Rooyen

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**Indicative Selling Price**

\$1,960,000 - \$2,050,000

**Median House Price**

December quarter 2022: \$1,750,000



5 2 3

**Property Type:** House (Res)

**Land Size:** 759 sqm approx

Agent Comments

## Comparable Properties



**210 East Boundary Rd BENTLEIGH EAST 3165** Agent Comments  
(REI/VG)

5 4 2

**Price:** \$2,091,000

**Method:** Auction Sale

**Date:** 19/11/2022

**Property Type:** House (Res)

**Land Size:** 844 sqm approx



**6 Osborne Av BENTLEIGH 3204 (REI)**

Agent Comments

3 1 3

**Price:** \$2,070,000

**Method:** Private Sale

**Date:** 16/09/2022

**Property Type:** House

**Land Size:** 711 sqm approx



**7 Lydia St BENTLEIGH 3204 (REI/VG)**

Agent Comments

5 2 4

**Price:** \$1,921,000

**Method:** Auction Sale

**Date:** 22/10/2022

**Property Type:** House (Res)

**Land Size:** 680 sqm approx

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



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