

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

2/122 Marlborough Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,420,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

28/08/2022

to

27/08/2023

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	6/8-10 Agnes St BENTLEIGH EAST 3165	\$1,248,000	03/06/2023
2	21/27 Dromana Av BENTLEIGH EAST 3165	\$1,222,000	01/04/2023
3	1/10 Poet Rd BENTLEIGH EAST 3165	\$1,200,000	30/05/2023

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:

28/08/2023 17:22

2/122 Marlborough Street, Bentleigh East Vic 3165

**Jellis
Craig**

Nick Renna

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Townhouse Price

28/08/2022 - 27/08/2023: \$1,420,000



3 2 3

Property Type: Townhouse

Agent Comments

Comparable Properties



6/8-10 Agnes St BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 2 2

Price: \$1,248,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Townhouse (Res)



21/27 Dromana Av BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 2 2

Price: \$1,222,000

Method: Auction Sale

Date: 01/04/2023

Property Type: Townhouse (Res)



1/10 Poet Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 2 2

Price: \$1,200,000

Method: Private Sale

Date: 30/05/2023

Property Type: Townhouse (Single)

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



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