

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

21 Eddys Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,770,750

Property Type House

Suburb Bentleigh

Period - From 01/04/2022

to 30/06/2022

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	31 Exhibition St MCKINNON 3204	\$1,850,000	02/04/2022
2	18 Seaview Av BENTLEIGH 3204	\$1,806,000	08/06/2022
3	27 Eddys Gr BENTLEIGH 3204	\$1,805,000	11/04/2022

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:

27/07/2022 17:22

21 Eddys Grove, Bentleigh Vic 3204

Jellis Craig

Nick Renna

9593 4500

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

June quarter 2022: \$1,770,750



4 2 2

Property Type: House

Land Size: 702 sqm approx

Agent Comments

Comparable Properties



31 Exhibition St MCKINNON 3204 (REI/VG)

Agent Comments

3 2 1

Price: \$1,850,000

Method: Sold Before Auction

Date: 02/04/2022

Property Type: House (Res)

Land Size: 374 sqm approx



18 Seaview Av BENTLEIGH 3204 (REI)

Agent Comments

4 1 6

Price: \$1,806,000

Method: Private Sale

Date: 08/06/2022

Property Type: House

Land Size: 687 sqm approx



27 Eddys Gr BENTLEIGH 3204 (REI)

Agent Comments

3 1 3

Price: \$1,805,000

Method: Private Sale

Date: 11/04/2022

Property Type: House

Land Size: 684 sqm approx

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



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