

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

2/2 Balmoral Avenue, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,600,000

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	51a Mitchell St BENTLEIGH 3204	\$1,600,000	13/02/2023
2	14b Gleniffer Av BRIGHTON EAST 3187	\$1,550,000	07/12/2022
3	6a Forster Ct BENTLEIGH EAST 3165	\$1,491,000	02/12/2022

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:

07/03/2023 14:40

2/2 Balmoral Avenue, Bentleigh Vic 3204

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$1,600,000

Median House Price

December quarter 2022: \$1,750,000



4 3 2

Rooms: 8

Property Type: Townhouse

Land Size: 297 sqm approx

Agent Comments

Comparable Properties



51a Mitchell St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,600,000

Method: Private Sale

Date: 13/02/2023

Property Type: Townhouse (Single)



14b Gleniffer Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 3

Price: \$1,550,000

Method: Private Sale

Date: 07/12/2022

Property Type: Townhouse (Single)



6a Forster Ct BENTLEIGH EAST 3165 (REI/VG) Agent Comments

4 3 2

Price: \$1,491,000

Method: Private Sale

Date: 02/12/2022

Property Type: Townhouse (Res)

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



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