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

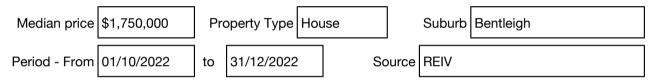
2/2 Balmoral Avenue, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	
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Single price \$1,600,000

Median sale price



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





Rooms: 8 Property Type: Townhouse Land Size: 297 sqm approx Agent Comments

Gavin van Rooven 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

Indicative Selling Price \$1,600,000 Median House Price December quarter 2022: \$1,750,000

Comparable Properties



51a Mitchell St BENTLEIGH 3204 (REI) **à** 2



Price: \$1,600,000 Method: Private Sale Date: 13/02/2023 Property Type: Townhouse (Single) Agent Comments



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

Agent Comments



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



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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