## 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

1/1 Mervin Street, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,410,000	Pro	operty Type	Том	nhouse		Suburb	Bentleigh East
Period - From	19/10/2021	to	18/10/2022		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	50a Abbin Av BENTLEIGH EAST 3165	\$1,200,000	09/08/2022
2	19/27-51 Charles St BENTLEIGH EAST 3165	\$1,120,000	24/08/2022
3	85a Patterson Rd BENTLEIGH 3204	\$1,100,000	27/08/2022

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.

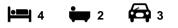
This Statement of Information was prepared on:

19/10/2022 14:51









Rooms: 6 Property Type: Townhouse (Res) Agent Comments Anthony Fordham 9593 4500 0408 107 514 anthonyfordham@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median Townhouse Price 19/10/2021 - 18/10/2022: \$1,410,000

# **Comparable Properties**



50a Abbin Av BENTLEIGH EAST 3165 (REI)



Price: \$1,200,000 Method: Sold Before Auction Date: 09/08/2022 Property Type: Townhouse (Res)

19/27-51 Charles St BENTLEIGH EAST 3165 (REI) Agent Comments

Agent Comments



Price: \$1,120,000 Method: Private Sale Date: 24/08/2022 Property Type: Townhouse (Single)



85a Patterson Rd BENTLEIGH 3204 (REI)



Agent Comments

Price: \$1,100,000 Method: Private Sale Date: 27/08/2022 Property Type: Townhouse (Res)

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



propertydata

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