

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,410,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

19/10/2021

to

18/10/2022

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 | 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

1/1 Mervin Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Anthony Fordham  
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anthonyfordham@jellisrcraig.com.au

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Townhouse Price**

19/10/2021 - 18/10/2022: \$1,410,000



4 2 3

**Rooms:** 6

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**50a Abbin Av BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 2 1

**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

3 2 2

**Price:** \$1,120,000

**Method:** Private Sale

**Date:** 24/08/2022

**Property Type:** Townhouse (Single)



**85a Patterson Rd BENTLEIGH 3204 (REI)**

Agent Comments

3 2 1

**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



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