

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

22 St James Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,700,000

&

\$2,800,000

Median sale price

Median price \$1,862,500

Property Type House

Suburb Bentleigh

Period - From 01/10/2021

to 31/12/2021

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	17 Glen Orme Av MCKINNON 3204	\$2,950,000	03/12/2021
2	40 Leckie St BENTLEIGH 3204	\$2,850,000	18/02/2022
3	27 Ellindale Av MCKINNON 3204	\$2,700,000	26/02/2022

OR

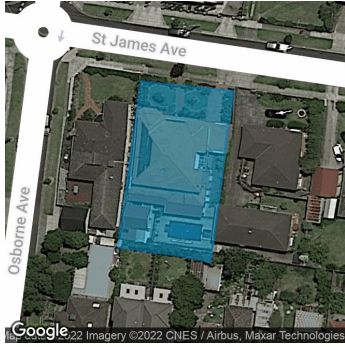
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

03/03/2022 11:06

22 St James Avenue, Bentleigh Vic 3204

Ben Quigley
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5 3 2

Rooms: 12
Property Type: House
Land Size: 819 sqm approx
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,800,000
Median House Price
December quarter 2021: \$1,862,500

Comparable Properties



17 Glen Orme Av MCKINNON 3204 (REI)

Agent Comments

6 3 4

Price: \$2,950,000
Method: Private Sale
Date: 03/12/2021
Property Type: House
Land Size: 800 sqm approx



40 Leckie St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$2,850,000
Method: Sold Before Auction
Date: 18/02/2022
Property Type: House (Res)
Land Size: 693 sqm approx



27 Ellindale Av MCKINNON 3204 (REI)

Agent Comments

5 3 1

Price: \$2,700,000
Method: Auction Sale
Date: 26/02/2022
Property Type: House (Res)
Land Size: 696 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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