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	

Indicative selling price

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

Range between \$1,480,000	&	\$1,580,000
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Median sale price

Median price \$1,710,000	Property Type	louse	Suburb	Bentleigh
Period - From 01/10/2023	to 31/12/2023	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

Address of comparable property		Price	Date of sale
1	214 Patterson Rd BENTLEIGH 3204	\$1,600,000	25/11/2023
2	10 Langslow St BENTLEIGH EAST 3165	\$1,570,000	23/01/2024
3	34 Railway Cr BENTLEIGH 3204	\$1,491,000	02/12/2023

OR

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

This Statement of Information was prepared on:	06/02/2024 15:22





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Indicative Selling Price \$1,480,000 - \$1,580,000 Median House Price December quarter 2023: \$1,710,000





Property Type: House (Res) Agent Comments

Comparable Properties



214 Patterson Rd BENTLEIGH 3204 (REI/VG)

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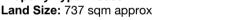
Price: \$1,600,000

Method: Private Sale

Date: 25/11/2023

Property Type: House

Land Size: 737 sgm approx





10 Langslow St BENTLEIGH EAST 3165 (REI)

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Price: \$1,570,000 Method: Private Sale Date: 23/01/2024 Property Type: House Land Size: 654 sqm approx



34 Railway Cr BENTLEIGH 3204 (REI)

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Price: \$1,491,000 Method: Auction Sale Date: 02/12/2023

Property Type: House (Res) Land Size: 585 sqm approx

Agent Comments

Agent Comments

Agent Comments

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



