

# 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

21 Twisden Road, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000

&

\$1,800,000

### Median sale price

Median price \$1,736,500

Property Type House

Suburb Bentleigh

Period - From 07/11/2021

to 06/11/2022

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	28 Balmoral Av BENTLEIGH 3204	\$1,800,000	20/08/2022
2	27 The Highway BENTLEIGH 3204	\$1,710,000	17/09/2022
3	1/13 Miles St BENTLEIGH 3204	\$1,709,000	24/08/2022

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:

07/11/2022 09:12

21 Twisden Road, Bentleigh Vic 3204

**Jellis  
Craig**

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

07/11/2021 - 06/11/2022: \$1,736,500



 4  2  2

**Property Type:** House

Agent Comments

## Comparable Properties



**28 Balmoral Av BENTLEIGH 3204 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,800,000

**Method:** Auction Sale

**Date:** 20/08/2022

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**27 The Highway BENTLEIGH 3204 (REI)**

Agent Comments

 3  2  2

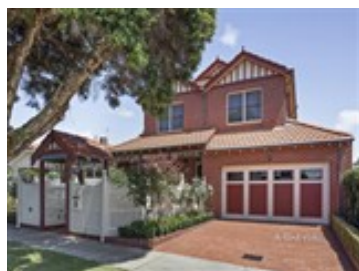
**Price:** \$1,710,000

**Method:** Auction Sale

**Date:** 17/09/2022

**Property Type:** House (Res)

**Land Size:** 413 sqm approx



**1/13 Miles St BENTLEIGH 3204 (VG)**

Agent Comments

 4  -  -

**Price:** \$1,709,000

**Method:** Sale

**Date:** 24/08/2022

**Property Type:** House - Attached House N.E.C.

**Land Size:** 347 sqm approx

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



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