

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

79 Daley Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,690,000

&

\$1,750,000

Median sale price

Median price \$1,727,500

Property Type House

Suburb Bentleigh

Period - From 29/11/2021

to

28/11/2022

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	8 Sunnyside Gr BENTLEIGH 3204	\$1,720,000	25/11/2022
2	27 The Highway BENTLEIGH 3204	\$1,710,000	17/09/2022
3	4 Wicklow St ORMOND 3204	\$1,705,000	04/11/2022

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:

29/11/2022 16:38

79 Daley Street, Bentleigh Vic 3204

**Jellis
Craig**

Sarah Gursansky
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Indicative Selling Price

\$1,690,000 - \$1,750,000

Median House Price

29/11/2021 - 28/11/2022: \$1,727,500



3 2 2

Property Type: House

Land Size: 594 sqm approx

Agent Comments

Comparable Properties



8 Sunnyside Gr BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,720,000

Method: Sold Before Auction

Date: 25/11/2022

Property Type: House (Res)



27 The Highway BENTLEIGH 3204 (REI/VG)

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



4 Wicklow St ORMOND 3204 (REI)

Agent Comments

3 1 3

Price: \$1,705,000

Method: Private Sale

Date: 04/11/2022

Property Type: House

Land Size: 607 sqm approx

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



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