

# 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

2/9 Bayview 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 \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,200,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/04/2023

to 30/06/2023

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       | Price       | Date of sale |
|---|--------------------------------------|-------------|--------------|
| 1 | 2/115 Tambet St BENTLEIGH EAST 3165  | \$1,195,000 | 03/06/2023   |
| 2 | 2/12 Paloma St BENTLEIGH EAST 3165   | \$1,090,000 | 20/05/2023   |
| 3 | 35a Stockdale Av BENTLEIGH EAST 3165 | \$1,030,500 | 22/04/2023   |

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:

18/09/2023 18:13

2/9 Bayview Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Gavin van Rooyen

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**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median Unit Price**

June quarter 2023: \$1,200,000



3 1 3

**Rooms:** 5

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**2/115 Tambet St BENTLEIGH EAST 3165 (REI)** **Agent Comments**

4 2 2

**Price:** \$1,195,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** Unit

**Land Size:** 316 sqm approx



**2/12 Paloma St BENTLEIGH EAST 3165 (VG)** **Agent Comments**

3 - -

**Price:** \$1,090,000

**Method:** Sale

**Date:** 20/05/2023

**Property Type:** House (Res)

**Land Size:** 404 sqm approx



**35a Stockdale Av BENTLEIGH EAST 3165 (REI/VG)** **Agent Comments**

3 2 1

**Price:** \$1,030,500

**Method:** Auction Sale

**Date:** 22/04/2023

**Property Type:** House (Res)

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



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