

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

51 Fromer Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$957,000

Property Type Unit

Suburb Bentleigh

Period - From 01/01/2021

to 31/03/2021

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	93 Mortimore St BENTLEIGH 3204	\$1,020,000	17/04/2021
2	4a Fromer St BENTLEIGH 3204	\$1,020,000	31/03/2021
3	1/197 East Boundary Rd BENTLEIGH EAST 3165	\$915,000	24/04/2021

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:

27/04/2021 13:42

51 Fromer Street, Bentleigh Vic 3204

**Jellis
Craig**

Gavin van Rooyen

9593 4500

0429 129 229

gavinvanrooyen@jellisrcraig.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

March quarter 2021: \$957,000



3 1 2

Property Type: House

Land Size: 295 sqm approx

Agent Comments

Comparable Properties



93 Mortimore St BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,020,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 292 sqm approx



4a Fromer St BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,020,000

Method: Auction Sale

Date: 31/03/2021

Property Type: Townhouse (Res)



**1/197 East Boundary Rd BENTLEIGH EAST
3165 (REI)**

Agent Comments

2 1 2

Price: \$915,000

Method: Auction Sale

Date: 24/04/2021

Property Type: House (Res)

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