

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

7a East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,059,000

Median sale price

Median price

\$1,070,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2018

to

30/09/2019

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	14 St Georges Av BENTLEIGH EAST 3165	\$1,070,000	07/09/2019
2	2/9 Perry St MOORABBIN 3189	\$1,040,000	12/07/2019
3	25 Chapel Rd MOORABBIN 3189	\$1,036,000	04/07/2019

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:

18/11/2019 08:46

7a East Boundary Road, Bentleigh East Vic 3165

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$1,059,000

Median House Price

Year ending September 2019: \$1,070,000



4 3 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



14 St Georges Av BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,070,000

Method: Auction Sale

Date: 07/09/2019

Property Type: Townhouse (Res)

Land Size: 237 sqm approx



2/9 Perry St MOORABBIN 3189 (REI/VG)

Agent Comments

3 2 1

Price: \$1,040,000

Method: Private Sale

Date: 12/07/2019

Property Type: Townhouse (Single)



25 Chapel Rd MOORABBIN 3189 (REI/VG)

Agent Comments

4 3 2

Price: \$1,036,000

Method: Private Sale

Date: 04/07/2019

Property Type: Townhouse (Single)

Land Size: 322 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.