

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

7B Lockwood Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,775,000

&

\$1,875,000

Median sale price

Median price \$1,797,500

Property Type House

Suburb Bentleigh

Period - From 01/04/2021

to

30/06/2021

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	1a Tovan Akas Av BENTLEIGH 3204	\$1,850,000	01/07/2021
2	46B Railway Cr BENTLEIGH 3204	\$1,850,000	04/07/2021
3			

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:

06/10/2021 16:59

7B Lockwood Street, Bentleigh Vic 3204

**Jellis
Craig**

Andrew Panagopoulos
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Indicative Selling Price

\$1,775,000 - \$1,875,000

Median House Price

June quarter 2021: \$1,797,500



Property Type:

Agent Comments

Comparable Properties

1a Tovan Akas Av BENTLEIGH 3204 (VG)

Agent Comments



Price: \$1,850,000

Method: Sale

Date: 01/07/2021

Property Type: Development Site (Industrial)

Land Size: 1857 sqm approx



46B Railway Cr BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,850,000

Method: Sold After Auction

Date: 04/07/2021

Property Type: Townhouse (Res)

Land Size: 435 sqm approx

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.

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



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