

# 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

2/17 Godfrey Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,280,000

### Median sale price

Median price \$1,550,000

Property Type House

Suburb Bentleigh

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	2/29 Burgess St BENTLEIGH 3204	\$1,241,000	13/05/2023
2	1/67 Wright St MCKINNON 3204	\$1,215,000	17/03/2023
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:

29/08/2023 17:22



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,280,000  
**Median House Price**  
June quarter 2023: \$1,550,000

## Comparable Properties



**2/29 Burgess St BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$1,241,000  
**Method:** Auction Sale  
**Date:** 13/05/2023  
**Property Type:** Unit



**1/67 Wright St MCKINNON 3204 (REI/VG)**

Agent Comments



**Price:** \$1,215,000  
**Method:** Sold Before Auction  
**Date:** 17/03/2023  
**Property Type:** Unit  
**Land Size:** 404 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 9194 1200**