

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

1/1 Atkinson Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,023,500

Property Type Unit

Suburb Bentleigh

Period - From 01/10/2022

to 31/12/2022

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 | 2/25 Sunnyside Gr BENTLEIGH 3204 | \$1,017,000 | 22/10/2022 |
| 2 | 2/44 Bendigo Av BENTLEIGH 3204 | \$998,000 | 27/08/2022 |
| 3 | 13a Gilmour Rd BENTLEIGH 3204 | \$950,000 | 10/11/2022 |

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:

30/01/2023 16:15

1/1 Atkinson Street, Bentleigh Vic 3204

**Jellis
Craig**

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

December quarter 2022: \$1,023,500



3 1 2

Property Type: Villa

Agent Comments

Comparable Properties



2/25 Sunnyside Gr BENTLEIGH 3204 (REI/VG) **Agent Comments**

2 1 1

Price: \$1,017,000

Method: Auction Sale

Date: 22/10/2022

Property Type: Unit



2/44 Bendigo Av BENTLEIGH 3204 (REI/VG) **Agent Comments**

3 2 1

Price: \$998,000

Method: Auction Sale

Date: 27/08/2022

Property Type: Unit



13a Gilmour Rd BENTLEIGH 3204 (REI) **Agent Comments**

2 1 1

Price: \$950,000

Method: Auction Sale

Date: 10/11/2022

Property Type: Unit

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.