Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21 Leonie Avenue, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,450,000		&		\$1,530,000				
Median sale p	rice								
Median price	\$1,440,000	Pro	operty Type	Том	nhouse		Suburb	Bentleigh East	
Period - From	23/05/2021	to	22/05/2022		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	34b Matthews Rd BENTLEIGH EAST 3165	\$1,520,000	28/04/2022
2	42a Goodrich St BENTLEIGH EAST 3165	\$1,520,000	04/03/2022
3	2B Mawby Rd BENTLEIGH EAST 3165	\$1,490,000	07/05/2022

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.

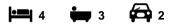
This Statement of Information was prepared on:

23/05/2022 13:38









Rooms: 7 Property Type: Townhouse Agent Comments Anthony Fordham 9593 4500 0408 107 514 anthonyfordham@jelliscraig.com.au

Indicative Selling Price \$1,450,000 - \$1,530,000 Median Townhouse Price 23/05/2021 - 22/05/2022: \$1,440,000

Architectural four bedroom, three bathroom town residence enjoying a beautiful living and dining area, sumptuous upstairs living, stunning stone kitchen, bluestone paved alfresco and an auto garage. Metres to Centenary Park.

Comparable Properties



34b Matthews Rd BENTLEIGH EAST 3165 (REI)



Price: \$1,520,000 Method: Sold Before Auction Date: 28/04/2022 Property Type: Townhouse (Res)



42a Goodrich St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,520,000 Method: Sold Before Auction Date: 04/03/2022 Property Type: Townhouse (Res)



2B Mawby Rd BENTLEIGH EAST 3165 (REI)



Agent Comments

Agent Comments

Price: \$1,490,000 Method: Auction Sale Date: 07/05/2022 Property Type: Townhouse (Res) Land Size: 360 sqm approx

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





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