

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 Beths Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$1,480,000

Property Type

Townhouse

Suburb

Bentleigh

Period - From

21/09/2023

to

20/09/2024

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	11a Surrey St BENTLEIGH EAST 3165	\$1,350,000	18/09/2024
2	2/19 Wheeler St ORMOND 3204	\$1,350,000	14/09/2024
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:

21/09/2024 14:06

7a Beths Street, Bentleigh Vic 3204

**Jellis
Craig**

Sarah Gursansky

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Indicative Selling Price

\$1,350,000

Median Townhouse Price

21/09/2023 - 20/09/2024: \$1,480,000



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



11a Surrey St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,350,000

Method: Sold Before Auction

Date: 18/09/2024

Property Type: Townhouse (Single)



2/19 Wheeler St ORMOND 3204 (REI)

Agent Comments

3 2 2

Price: \$1,350,000

Method: Auction Sale

Date: 14/09/2024

Property Type: Townhouse (Res)

Land Size: 163 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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