#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale	е
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Address	10a Thomasina Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,429,000

#### Median sale price

Median price	\$1,202,500	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	01/10/2019	to	31/12/2019	S	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	40a Thomasina St BENTLEIGH EAST 3165	\$1,480,000	25/02/2020
2			
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:	12/03/2020 10:21



Date of sale



Gavin van Rooyen 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

> Indicative Selling Price \$1,429,000 Median House Price

December quarter 2019: \$1,202,500



# Property Type: Agent Comments

### Comparable Properties

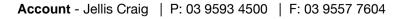


40a Thomasina St BENTLEIGH EAST 3165 (REI)

**Price:** \$1,480,000 **Method:** Private Sale **Date:** 25/02/2020

Property Type: Townhouse (Single)

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.







**Agent Comments**