

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

75 Moylan Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$2,069,000

Median sale price

Median price \$1,547,500

Property Type House

Suburb Bentleigh East

Period - From 01/07/2021

to 30/09/2021

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	10 Innellan Rd MURRUMBEENA 3163	\$2,100,000	20/11/2021
2	19 Lewis St ORMOND 3204	\$2,100,000	20/11/2021
3	3 Hall St MCKINNON 3204	\$2,050,000	09/10/2021

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:

06/12/2021 12:49

75 Moylan Street, Bentleigh East Vic 3165

Jellis Craig

Anthony Fordham

9593 4500

0408 107 514

anthonyfordham@jellisrcraig.com.au

Indicative Selling Price

\$2,069,000

Median House Price

September quarter 2021: \$1,547,500



4 2 2

Rooms: 6

Property Type: House (Res)

Land Size: 697m2 sqm approx

Agent Comments

Comparable Properties



10 Innellan Rd MURRUMBEENA 3163 (REI)

Agent Comments

4 3 3

Price: \$2,100,000

Method: Auction Sale

Date: 20/11/2021

Property Type: House (Res)



19 Lewis St ORMOND 3204 (REI)

Agent Comments

3 1 3

Price: \$2,100,000

Method: Auction Sale

Date: 20/11/2021

Property Type: House (Res)

Land Size: 662 sqm approx



3 Hall St MCKINNON 3204 (REI)

Agent Comments

4 1 2

Price: \$2,050,000

Method: Auction Sale

Date: 09/10/2021

Property Type: House (Res)

Land Size: 650 sqm approx

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



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