## 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

28 Matthews Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,200,000		&		\$1,280,000				
Median sale p	rice								
Median price	\$1,363,000	Pro	operty Type	Hou	se		Suburb	Bentleigh East	
Period - From	01/01/2021	to	31/03/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	759 South Rd BENTLEIGH EAST 3165	\$1,200,000	26/06/2021
2	47 Vasey St BENTLEIGH EAST 3165	\$1,325,000	09/06/2021
3	8 Martin Ct BENTLEIGH EAST 3165	\$1,266,000	04/06/2021

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:

05/07/2021 16:37









**Property Type:** House (Res) **Land Size:** 587 sqm approx Agent Comments Gavin van Rooyen 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

> Indicative Selling Price \$1,200,000 - \$1,280,000 Median House Price March quarter 2021: \$1,363,000

# **Comparable Properties**



759 South Rd BENTLEIGH EAST 3165 (REI)



Price: \$1,200,000 Method: Sold Before Auction Date: 26/06/2021 Property Type: House (Res) Land Size: 638 sqm approx



47 Vasey St BENTLEIGH EAST 3165 (REI)

**(EI)** Agent Comments





Price: \$1,325,000 Method: Sold Before Auction Date: 09/06/2021 Property Type: House (Res) Land Size: 620 sqm approx

8 Martin Ct BENTLEIGH EAST 3165 (REI)



Agent Comments

Agent Comments



Price: \$1,266,000 Method: Private Sale Date: 04/06/2021 Property Type: House Land Size: 630 sqm approx

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





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.