

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

2/2 Charles Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$1,235,000 Property Type Unit Suburb Bentleigh East

Period - From 10/09/2023 to 09/09/2024 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	2/2 Boynton St BENTLEIGH EAST 3165	\$725,000	03/08/2024
2	9/1-3 Anderson St BENTLEIGH 3204	\$799,500	23/06/2024
3	4/96 Brewer Rd BENTLEIGH 3204	\$740,000	16/03/2024

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:

10/09/2024 09:49



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$720,000 - \$770,000

Median Unit Price

10/09/2023 - 09/09/2024: \$1,235,000

Comparable Properties



**2/2 Boynton St BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

 2  1  1

Price: \$725,000

Method: Private Sale

Date: 03/08/2024

Property Type: Unit



9/1-3 Anderson St BENTLEIGH 3204 (REI)

Agent Comments

 2  1  2

Price: \$799,500

Method: Sold After Auction

Date: 23/06/2024

Property Type: Unit



4/96 Brewer Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$740,000

Method: Private Sale

Date: 16/03/2024

Property Type: Unit

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