

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

4a Fromer Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$850,000

Property Type Unit

Suburb Bentleigh

Period - From 01/10/2020

to 31/12/2020

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	2/6 Claire St MCKINNON 3204	\$905,000	20/01/2021
2	1a Benina St BENTLEIGH EAST 3165	\$885,200	06/11/2020
3	2/35 Abbin Av BENTLEIGH EAST 3165	\$880,000	17/10/2020

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:

03/03/2021 13:02

4a Fromer Street, Bentleigh Vic 3204

**Jellis
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$850,000 - \$920,000

Median Unit Price

December quarter 2020: \$850,000

 3  1  2

Property Type: Townhouse

Agent Comments

Comparable Properties

2/6 Claire St MCKINNON 3204 (VG)

Agent Comments

 3  -  -

Price: \$905,000

Method: Sale

Date: 20/01/2021

Property Type: Strata Unit/Flat

Land Size: 1744 sqm approx



1a Benina St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 2  1  1

Price: \$885,200

Method: Private Sale

Date: 06/11/2020

Property Type: Unit

Land Size: 230 sqm approx



2/35 Abbin Av BENTLEIGH EAST 3165 (VG)

Agent Comments

 2  -  -

Price: \$880,000

Method: Sale

Date: 17/10/2020

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9194 1200



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.