Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/1 Bolinda Street, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$950,000		&		\$1,030,000					
Median sale p	rice									
Median price	\$1,620,000	Pro	operty Type	Том	nhouse		Suburb	Bentleigh		
Period - From	15/08/2022	to	14/08/2023		So	ource	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	8/24-26 Cadby Av ORMOND 3204	\$1,060,000	01/07/2023
2	3/7 Adelaide St MCKINNON 3204	\$1,030,000	18/05/2023
3	3/17 Loranne St BENTLEIGH 3204	\$970,000	10/07/2023

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:

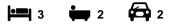
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Trent Collie





Property Type: Townhouse Agent Comments

9593 4500 0425 740 484 trentcollie@jelliscraig.com.au Indicative Selling Price

\$950,000 - \$1,030,000 Median Townhouse Price 15/08/2022 - 14/08/2023: \$1,620,000

Comparable Properties



8/24-26 Cadby Av ORMOND 3204 (REI)



Price: \$1,060,000 Method: Auction Sale Date: 01/07/2023 Property Type: Townhouse (Res) Agent Comments



3/7 Adelaide St MCKINNON 3204 (VG)

Agent Comments



Price: \$1,030,000 Method: Sale Date: 18/05/2023 Property Type: Flat/Unit/Apartment (Res)



3/17 Loranne St BENTLEIGH 3204 (REI)



Price: \$970,000 Method: Private Sale Date: 10/07/2023

Property Type: Townhouse (Res)

Agent Comments

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





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