

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

8/1 Bolinda Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$950,000

&

\$1,030,000

Median sale price

Median price \$1,620,000

Property Type Townhouse

Suburb Bentleigh

Period - From 15/08/2022

to

14/08/2023

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	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:

15/08/2023 11:04

8/1 Bolinda Street, Bentleigh Vic 3204

**Jellis
Craig**

Trent Collie

9593 4500

0425 740 484

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Indicative Selling Price

\$950,000 - \$1,030,000

Median Townhouse Price

15/08/2022 - 14/08/2023: \$1,620,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



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

Agent Comments

3 2 2

Price: \$1,060,000

Method: Auction Sale

Date: 01/07/2023

Property Type: Townhouse (Res)



3/7 Adelaide St MCKINNON 3204 (VG)

Agent Comments

3 - -

Price: \$1,030,000

Method: Sale

Date: 18/05/2023

Property Type: Flat/Unit/Apartment (Res)



3/17 Loranne St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$970,000

Method: Private Sale

Date: 10/07/2023

Property Type: Townhouse (Res)

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



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