## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

10b Clarence Street, Bentleigh East Vic 3165
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#### Indicative selling price

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

Single price \$1,680,000

#### Median sale price

Median price	\$1,235,000	Pro	perty Type U	Init		Suburb	Bentleigh East
Period - From	01/10/2023	to	30/09/2024		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

1	2b Fraser St BENTLEIGH EAST 3165	\$1,635,000	16/11/2024
2	9b Marquis Rd BENTLEIGH 3204	\$1,680,000	26/10/2024
3	36a London St BENTLEIGH 3204	\$1,610,000	21/09/2024

#### 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:	05/12/2024 10:18



Date of sale

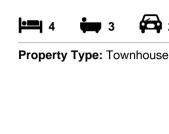


Robert de Freitas 0421 430 350 RobertdeFreitas@jelliscraig.com.au

> **Indicative Selling Price** \$1,680,000 **Median Unit Price**

Year ending September 2024: \$1,235,000





# Comparable Properties



2b Fraser St BENTLEIGH EAST 3165 (REI)

Price: \$1,635,000 Method: Auction Sale Date: 16/11/2024

Property Type: Townhouse (Res)

**Agent Comments** 



9b Marquis Rd BENTLEIGH 3204 (REI)

Agent Comments

Price: \$1,680,000 Method: Auction Sale Date: 26/10/2024

Property Type: Townhouse (Res) Land Size: 392 sqm approx



36a London St BENTLEIGH 3204 (REI/VG)

**Agent Comments** 

Price: \$1,610,000 Method: Auction Sale Date: 21/09/2024

Property Type: Townhouse (Res) Land Size: 325 sqm approx

Account - Jellis Craig | P: 03 9593 4500





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