

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

10b Clarence Street, Bentleigh East Vic 3165

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

Property Type

Unit

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	Price	Date of sale
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



4 3 2

Property Type: Townhouse

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)

Agent Comments

4 3 1

Price: \$1,635,000

Method: Auction Sale

Date: 16/11/2024

Property Type: Townhouse (Res)



9b Marquis Rd BENTLEIGH 3204 (REI)

Agent Comments

4 3 1

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

4 3 2

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