

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

2/511 South Road, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$1,385,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/07/2021

to

30/09/2021

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	3/646 Centre Rd BENTLEIGH EAST 3165	\$750,000	31/07/2021
2	3/1-3 North Av BENTLEIGH 3204	\$745,000	29/09/2021
3	4/30 Tucker Rd BENTLEIGH 3204	\$720,000	21/06/2021

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:

19/11/2021 12:28

2/511 South Road, Bentleigh Vic 3204

**Jellis
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

September quarter 2021: \$1,385,000



2 1 2

Property Type: Unit

Agent Comments

Comparable Properties



3/646 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 1 2

Price: \$750,000

Method: Auction Sale

Date: 31/07/2021

Property Type: Unit



3/1-3 North Av BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$745,000

Method: Auction Sale

Date: 29/09/2021

Property Type: Unit



4/30 Tucker Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 2

Price: \$720,000

Method: Private Sale

Date: 21/06/2021

Property Type: Unit

Land Size: 194 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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