

# 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

1/8 Fitzroy Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### Median sale price

Median price \$1,023,500 Property Type Unit Suburb Bentleigh

Period - From 01/10/2022 to 31/12/2022 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	2/4 Whitmuir Rd BENTLEIGH 3204	\$886,000	29/10/2022
2	2/34 Hall St MCKINNON 3204	\$860,000	22/12/2022
3	1/9 Blair St BENTLEIGH 3204	\$835,000	18/02/2023

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:

11/04/2023 13:06

1/8 Fitzroy Street, Bentleigh Vic 3204

**Jellis  
Craig**

Kon Galitos

9593 4500

0414 902 680

kongalitos@jellisrcraig.com.au

**Indicative Selling Price**

\$800,000 - \$850,000

**Median Unit Price**

December quarter 2022: \$1,023,500



2 1 2

**Property Type:** Villa

**Agent Comments**

## Comparable Properties



**2/4 Whitmuir Rd BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$886,000

**Method:** Auction Sale

**Date:** 29/10/2022

**Property Type:** Unit



**2/34 Hall St MCKINNON 3204 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$860,000

**Method:** Private Sale

**Date:** 22/12/2022

**Property Type:** Unit



**1/9 Blair St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$835,000

**Method:** Auction Sale

**Date:** 18/02/2023

**Property Type:** Unit

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



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