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

103 Mackie Road, Bentleigh East Vic 3165

Indicative selling price

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

Median sale price

Median price	\$1,531,000	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	01/10/2021	to	31/12/2021		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

7,01	aress of comparable property	1 1100	Date of Sale
1	2 Leonie Av BENTLEIGH EAST 3165	\$1,400,000	14/12/2021
2	38 Paloma St BENTLEIGH EAST 3165	\$1,385,000	15/01/2022
3	144 Mackie Rd BENTLEIGH EAST 3165	\$1,373,000	16/11/2021

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:	25/01/2022 10:10



Date of sale



Gavin van Rooven 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

> **Indicative Selling Price** \$1,300,000 - \$1,380,000 **Median House Price**

December quarter 2021: \$1,531,000

Agent Comments

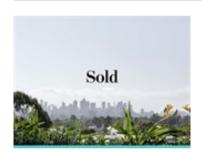
Agent Comments

Agent Comments



Property Type: House Land Size: 632 sqm approx **Agent Comments**

Comparable Properties



2 Leonie Av BENTLEIGH EAST 3165 (REI)

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Price: \$1,400,000 Method: Private Sale Date: 14/12/2021 Property Type: House

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Price: \$1,385,000 Method: Private Sale

Date: 15/01/2022 Property Type: House Land Size: 660 sqm approx

38 Paloma St BENTLEIGH EAST 3165 (REI)

144 Mackie Rd BENTLEIGH EAST 3165 (REI)





Price: \$1,373,000 Method: Auction Sale Date: 16/11/2021

Property Type: House (Res)

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



