

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

7a Rudyard Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$1,258,500

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/04/2021

to

30/06/2021

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		
2		
3		

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:

29/09/2021 12:12

7a Rudyard Street, Bentleigh East Vic 3165

**Jellis
Craig**

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

June quarter 2021: \$1,258,500



 2  2  2

Property Type: Townhouse

Land Size: 284 sqm approx

Agent Comments

Light filled 2 bedroom + study nook 2 bathroom single level residence enjoying a north facing living & dining area, granite kitchen (Asko dishwasher), spacious main bedroom (WIR & ensuite), a tranquil leafy courtyard garden & an auto garage. Near Yarra Yarra Golf Course.

Comparable Properties

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.

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



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