

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

1/58 Blamey Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,420,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2023 to 31/03/2023 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	4 Havana Ct BENTLEIGH EAST 3165	\$1,056,000	11/03/2023
2	21 Washington Dr OAKLEIGH SOUTH 3167	\$1,008,000	23/02/2023
3	16 McGuinness Rd BENTLEIGH EAST 3165	\$960,000	18/03/2023

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:

16/05/2023 09:20

1/58 Blamey Street, Bentleigh East Vic 3165

Jellis Craig

Trent Collie

9593 4500

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Indicative Selling Price

\$950,000 - \$1,000,000

Median House Price

March quarter 2023: \$1,420,000



3 2 3

Property Type: House

Land Size:

Agent Comments

Comparable Properties



4 Havana Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,056,000

Method: Private Sale

Date: 11/03/2023

Property Type: House



21 Washington Dr OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

3 2 2

Price: \$1,008,000

Method: Private Sale

Date: 23/02/2023

Property Type: House

Land Size: 545 sqm approx



16 McGuinness Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$960,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)

Land Size: 395 sqm approx

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



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