

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

16a Anderson Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,370,000

&

\$1,500,000

Median sale price

Median price

\$1,310,000

Property Type

Unit

Suburb

Bentleigh East

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	14A Alexander St BENTLEIGH EAST 3165	\$1,488,500	26/10/2021
2	50b Elizabeth St BENTLEIGH EAST 3165	\$1,470,000	08/12/2021
3	6a Chester St BENTLEIGH EAST 3165	\$1,401,000	18/11/2021

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:

17/01/2022 14:57



Property Type:
Agent Comments

Indicative Selling Price
\$1,370,000 - \$1,500,000
Median Unit Price
September quarter 2021: \$1,310,000

Comparable Properties



14A Alexander St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,488,500
Method: Auction Sale
Date: 26/10/2021
Property Type: Townhouse (Res)



50b Elizabeth St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,470,000
Method: Private Sale
Date: 08/12/2021
Property Type: Townhouse (Single)



6a Chester St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,401,000
Method: Auction Sale
Date: 18/11/2021
Property Type: Townhouse (Res)
Land Size: 329 sqm approx

Account - Jellis Craig | P: 03 9194 1200