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

6 Elswill Street, Bentleigh East Vic 3165

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--|---------------|-----|--------------------|--|-------------|------|--------|----------------|
| Range betwee | n \$1,300,000 | | & | | \$1,400,000 | | | |
| Median sale price | | | | | | | | |
| Median price | \$1,426,000 | Pro | Property Type Hous | | se | | Suburb | Bentleigh East |
| Period - From | 01/10/2024 | to | 31/12/2024 | | So | urce | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------------|-------------|--------------|
| 1 | 2 Elswill St BENTLEIGH EAST 3165 | \$1,325,000 | 23/11/2024 |
| 2 | 8 Belinda Ct BENTLEIGH EAST 3165 | \$1,320,000 | 12/10/2024 |
| 3 | 21 Magnolia Av BENTLEIGH EAST 3165 | \$1,372,000 | 31/08/2024 |

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:

21/01/2025 12:35





Trent Collie





Property Type: House (Res) Agent Comments 9593 4500 0425 740 484 trentcollie@jelliscraig.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price December quarter 2024: \$1,426,000

Comparable Properties

| Lanita | 2 Elswill St BENTLEIGH EAST 3165 (REI) 4 1 2 Price: \$1,325,000 Method: Auction Sale Date: 23/11/2024 Property Type: House (Res) Land Size: 650 sqm approx | Agent Comments |
|--------|---|----------------|
| | 8 Belinda Ct BENTLEIGH EAST 3165 (REI/VG) 5 3 2 Price: \$1,320,000 Method: Auction Sale Date: 12/10/2024 Property Type: House (Res) Land Size: 543 sqm approx | Agent Comments |
| | 21 Magnolia Av BENTLEIGH EAST 3165 (REI) 4 2 2 2 Price: \$1,372,000 Method: Auction Sale Date: 31/08/2024 Property Type: House (Res) | Agent Comments |

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



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