

# 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

38 Phillip Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$2,195,000

### Median sale price

Median price

\$1,797,500

Property Type

House

Suburb

Bentleigh

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 | 1 Vale St BENTLEIGH 3204       | \$2,240,000 | 27/08/2021   |
| 2 | 20 Galtum Av BENTLEIGH 3204    | \$2,070,000 | 05/06/2021   |
| 3 | 11 Adam St BENTLEIGH 3204      | \$2,050,000 | 17/08/2021   |

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:

06/10/2021 16:26

38 Phillip Street, Bentleigh Vic 3204

**Jellis Craig**

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

**Indicative Selling Price**

\$2,195,000

**Median House Price**

June quarter 2021: \$1,797,500



4 3 2

**Property Type:** House

**Land Size:** 634 sqm approx

Agent Comments

## Comparable Properties



**1 Vale St BENTLEIGH 3204 (REI)**

Agent Comments

4 2 3

**Price:** \$2,240,000

**Method:** Private Sale

**Date:** 27/08/2021

**Property Type:** House

**Land Size:** 585 sqm approx



**20 Galtum Av BENTLEIGH 3204 (REI/VG)**

Agent Comments

3 2 4

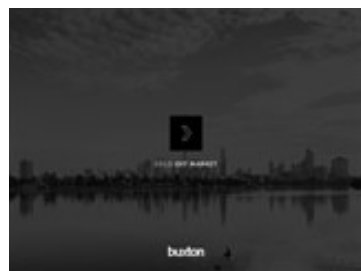
**Price:** \$2,070,000

**Method:** Auction Sale

**Date:** 05/06/2021

**Property Type:** House

**Land Size:** 604 sqm approx



**11 Adam St BENTLEIGH 3204 (REI)**

Agent Comments

4 3 2

**Price:** \$2,050,000

**Method:** Private Sale

**Date:** 17/08/2021

**Property Type:** House

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



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