

# 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

2 Galtum Avenue, Bentleigh Vic 3204

### Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

### Median sale price

Median price \$1,910,000

Property Type House

Suburb Bentleigh

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	35 McArthur St BENTLEIGH 3204	\$1,750,000	16/11/2021
2	19 Sandra Gr BENTLEIGH 3204	\$1,730,000	06/10/2021
3	9 Geel St BENTLEIGH 3204	\$1,730,000	12/07/2021

**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:

29/11/2021 12:20

2 Galtum Avenue, Bentleigh Vic 3204

**Jellis  
Craig**

Nick Renna

9194 1200

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nickrenna@jellisrcraig.com.au

**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

September quarter 2021: \$1,910,000



4 1 2

**Property Type:** House

**Land Size:** 650 sqm approx

**Agent Comments**

## Comparable Properties



**35 McArthur St BENTLEIGH 3204 (REI)**

**Agent Comments**

3 1 4

**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 16/11/2021

**Property Type:** House



**19 Sandra Gr BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,730,000

**Method:** Sold Before Auction

**Date:** 06/10/2021

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 771 sqm approx



**9 Geel St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,730,000

**Method:** Private Sale

**Date:** 12/07/2021

**Property Type:** House

**Land Size:** 592 sqm approx

**Account - Jellis Craig | P: 03 9194 1200**



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