

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 Margareta Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,485,000

Property Type House

Suburb Bentleigh East

Period - From 01/01/2024

to

31/03/2024

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	45 Vasey St BENTLEIGH EAST 3165	\$1,340,000	20/04/2024
2	80 East Boundary Rd BENTLEIGH EAST 3165	\$1,326,000	10/02/2024
3	6 Wards Gr BENTLEIGH EAST 3165	\$1,280,000	10/02/2024

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:

23/04/2024 14:59

2 Margaretta Street, Bentleigh East Vic 3165

Jellis Craig

Kon Galitos
9593 4500
0414 902 680
kongalitos



3 1 3

Property Type: House
Land Size: 591 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
March quarter 2024: \$1,485,000

Comparable Properties



45 Vasey St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,340,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 622 sqm approx



80 East Boundary Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,326,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)



6 Wards Gr BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,280,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 585 sqm approx

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



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