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	

Indicative selling price

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

Range between \$630,000	&	\$670,000
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Median sale price

Median price	\$1,112,500	Pro	perty Type Un	it		Suburb	Bentleigh East
Period - From	01/01/2020	to	31/12/2020	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1/19 Gray St BENTLEIGH EAST 3165	\$700,000	08/11/2020
2	5/16 Argyle St BENTLEIGH EAST 3165	\$695,000	12/12/2020
3	2/45 East Boundary Rd BENTLEIGH EAST 3165	\$665,000	19/11/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/01/2021 09:56





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Indicative Selling Price \$630,000 - \$670,000 Median Unit Price Year ending December 2020: \$1,112,500



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/19 Gray St BENTLEIGH EAST 3165 (REI/VG)

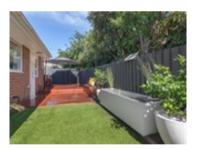
• A

Price: \$700,000

Method: Sold Before Auction

Date: 08/11/2020

Property Type: Apartment



5/16 Argyle St BENTLEIGH EAST 3165 (REI)

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Price: \$695,000 Method: Auction Sale Date: 12/12/2020 Property Type: Unit



2/45 East Boundary Rd BENTLEIGH EAST

3165 (VG)

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Price: \$665,000 **Method:** Sale **Date:** 19/11/2020

Property Type: Flat/Unit/Apartment (Res)





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

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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