

# 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

1/41 Marquis Road, 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 \$950,000 & \$980,000

### Median sale price

Median price \$1,535,000 Property Type House Suburb Bentleigh

Period - From 01/07/2020 to 30/09/2020 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	15 Schulz St BENTLEIGH EAST 3165	\$1,050,000	25/05/2020
2	3a King St HAMPTON EAST 3188	\$950,000	16/07/2020
3			

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: 20/10/2020 16:31

1/41 Marquis Road, Bentleigh Vic 3204

**Jellis  
Craig**

Trent Collie

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**Indicative Selling Price**

\$950,000 - \$980,000

**Median House Price**

September quarter 2020: \$1,535,000



3 1 2

**Property Type:**

Flat/Unit/Apartment (Res)

**Land Size:** 367 sqm approx

**Agent Comments**

Renovated expansive north facing open plan living & dining area with stunning stone kitchen (Carrara marble hexagonal tiled splashback, Miele dishwasher); a secluded front deck in a secure garden; Appoint with American Oak floors, ducted heating, evap cooling.

## Comparable Properties



**15 Schulz St BENTLEIGH EAST 3165 (REI/VG)** **Agent Comments**

3 2 2

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 25/05/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 451 sqm approx



**3a King St HAMPTON EAST 3188 (REI)** **Agent Comments**

3 1 2

**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 16/07/2020

**Property Type:** House (Res)

**Land Size:** 348 sqm approx

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.

**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.