

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

12b Begg Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,429,000

Median sale price

Median price

\$1,410,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2020

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	2B Cardiff St BENTLEIGH EAST 3165	\$1,440,000	21/10/2021
2	12a Begg St BENTLEIGH EAST 3165	\$1,390,000	04/09/2021
3	16a Begg St BENTLEIGH EAST 3165	\$1,370,000	14/08/2021

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:

07/11/2021 14:16

12b Begg Street, Bentleigh East Vic 3165

**Jellis
Craig**

Andrew Panagopoulos
9593 4500
0412054970

andrewpanagopoulos@jellisrcraig.com.au

Indicative Selling Price

\$1,429,000

Median House Price

Year ending September 2021: \$1,410,000



4 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2B Cardiff St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,440,000

Method: Sold Before Auction

Date: 21/10/2021

Property Type: Townhouse (Res)



12a Begg St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 1

Price: \$1,390,000

Method: Auction Sale

Date: 04/09/2021

Property Type: Residential Warehouse (Res)



16a Begg St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,370,000

Method: Sold Before Auction

Date: 14/08/2021

Property Type: Townhouse (Res)

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



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