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

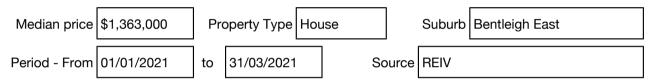
8 Martin Court, Bentleigh East Vic 3165

Indicative selling price

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Single price \$1,279,000

Median sale price



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 | 120 East Boundary Rd BENTLEIGH EAST 3165 | \$1,283,000 | 08/05/2021 |
| 2 | 552 South Rd MOORABBIN 3189 | \$1,250,000 | 22/05/2021 |
| 3 | 5 Rica St MOORABBIN 3189 | \$1,220,000 | 22/05/2021 |

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:

24/05/2021 17:53







Property Type: House (Res) **Land Size:** 630 sqm approx Agent Comments Gavin van Rooyen 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

> Indicative Selling Price \$1,279,000 Median House Price March quarter 2021: \$1,363,000

Comparable Properties



120 East Boundary Rd BENTLEIGH EAST 3165 Agent Comments (REI)



Price: \$1,283,000 Method: Auction Sale Date: 08/05/2021 Property Type: House (Res)



552 South Rd MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,250,000 Method: Auction Sale Date: 22/05/2021 Property Type: House (Res) Land Size: 596 sqm approx



5 Rica St MOORABBIN 3189 (REI)



Agent Comments

Price: \$1,220,000 Method: Auction Sale Date: 22/05/2021 Property Type: House (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.