

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

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

Single price

\$1,279,000

Median sale price

Median price

\$1,363,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2021

to

31/03/2021

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	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

8 Martin Court, Bentleigh East Vic 3165

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$1,279,000

Median House Price

March quarter 2021: \$1,363,000



3 1 4

Property Type: House (Res)

Land Size: 630 sqm approx

Agent Comments

Comparable Properties



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

3 1 3

Price: \$1,283,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)



552 South Rd MOORABBIN 3189 (REI)

Agent Comments

4 2 1

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

3 1 2

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