

# 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

9B Fromer Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,625,000

### Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/01/2022

to

31/03/2022

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	6a Glenmer St BENTLEIGH 3204	\$1,688,000	15/02/2022
2	11b Riddle St BENTLEIGH 3204	\$1,615,000	12/05/2022
3	25c Bendigo Av BENTLEIGH 3204	\$1,500,000	30/04/2022

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:

04/07/2022 17:16

9B Fromer Street, Bentleigh Vic 3204

**Jellis  
Craig**

Jack Liu

9593 4500

0420 222 639

jackliu@jellisrcraig.com.au

**Indicative Selling Price**

\$1,625,000

**Median Unit Price**

March quarter 2022: \$800,000



4 3 2

**Property Type:**

**Land Size:** 367 approx sqm  
approx

Agent Comments

## Comparable Properties



**6a Glenmer St BENTLEIGH 3204 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,688,000

**Method:** Sold Before Auction

**Date:** 15/02/2022

**Property Type:** Townhouse (Res)



**11b Riddle St BENTLEIGH 3204 (REI)**

Agent Comments

4 2 3

**Price:** \$1,615,000

**Method:** Sold Before Auction

**Date:** 12/05/2022

**Property Type:** Townhouse (Res)



**25c Bendigo Av BENTLEIGH 3204 (REI)**

Agent Comments

4 3 2

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 30/04/2022

**Property Type:** Townhouse (Single)

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



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