

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

3/1 Bleazby Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$835,000

Median sale price

Median price

\$1,477,500

Property Type

Townhouse

Suburb

Bentleigh

Period - From

09/09/2023

to

08/09/2024

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	4/1 Bleazby St BENTLEIGH 3204	\$835,000	24/08/2024
2	2/27 Nicholson St BENTLEIGH 3204	\$838,000	14/08/2024
3	6/22 Station Av MCKINNON 3204	\$827,500	06/04/2024

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:

09/09/2024 09:45



2
 2
 1

Property Type: Townhouse (Res)

Indicative Selling Price

\$835,000

Median Townhouse Price

09/09/2023 - 08/09/2024: \$1,477,500

Comparable Properties



4/1 Bleazby St BENTLEIGH 3204 (REI)

Agent Comments

2
 2
 1

Price: \$835,000

Method: Auction Sale

Date: 24/08/2024

Property Type: Townhouse (Res)



2/27 Nicholson St BENTLEIGH 3204 (REI)

Agent Comments

2
 2
 1

Price: \$838,000

Method: Private Sale

Date: 14/08/2024

Property Type: Townhouse (Single)



6/22 Station Av MCKINNON 3204 (REI/VG)

Agent Comments

2
 1
 1

Price: \$827,500

Method: Auction Sale

Date: 06/04/2024

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200