## 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

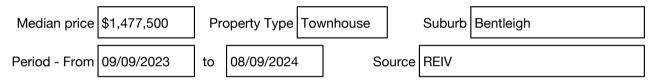
3/1 Bleazby Street, Bentleigh Vic 3204

## Indicative selling price

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

Single price \$835,000

#### Median sale price



## 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









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)



Price: \$835,000 Method: Auction Sale Date: 24/08/2024 Property Type: Townhouse (Res) Agent Comments



2/27 Nicholson St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$838,000 Method: Private Sale Date: 14/08/2024 Property Type: Townhouse (Single)



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



Agent Comments

Price: \$827,500 Method: Auction Sale Date: 06/04/2024 Property Type: Townhouse (Res)

#### Account - Jellis Craig | P: 03 9194 1200



propertydata

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