

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

1 Hayes Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,532,500

Property Type House

Suburb Bentleigh

Period - From 01/10/2020

to 31/12/2020

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	21 Malane St ORMOND 3204	\$1,750,000	18/02/2021
2	10 Myrtle St BENTLEIGH 3204	\$1,680,000	21/02/2021
3	7 Ardwick St BENTLEIGH 3204	\$1,675,000	23/12/2020

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:

22/03/2021 15:03

1 Hayes Street, Bentleigh Vic 3204

**Jellis
Craig**

Nick Renna

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Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

December quarter 2020: \$1,532,500



3 1 3

Property Type: House (Res)

Land Size: 603 sqm approx

Agent Comments

Comparable Properties



21 Malane St ORMOND 3204 (REI)

Agent Comments

5 2 4

Price: \$1,750,000

Method: Private Sale

Date: 18/02/2021

Rooms: 6

Property Type: House

Land Size: 660 sqm approx



10 Myrtle St BENTLEIGH 3204 (REI)

Agent Comments

3 2 4

Price: \$1,680,000

Method: Auction Sale

Date: 21/02/2021

Property Type: House (Res)



7 Ardwick St BENTLEIGH 3204 (REI)

Agent Comments

3 1 4

Price: \$1,675,000

Method: Private Sale

Date: 23/12/2020

Property Type: House

Land Size: 626 sqm approx

Account - Jellis Craig | P: 03 9194 1200