Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 103 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price	\$1,525,000	Property Type		House		Suburb	Bentleigh East
Period - From	01/04/2022	to	30/06/2022		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

		1 1100	Date of Sale
1	176 Bignell Rd BENTLEIGH EAST 3165	\$1,215,000	02/04/2022
2	20 Yaralla Rd BENTLEIGH EAST 3165	\$1,200,000	21/05/2022
3	2 Greenview Ct BENTLEIGH EAST 3165	\$1,190,000	30/07/2022

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:	27/09/2022 11:28



Date of sale



Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price June quarter 2022: \$1,525,000

Property Type: House

Agent Comments



Comparable Properties



176 Bignell Rd BENTLEIGH EAST 3165

(REI/VG)

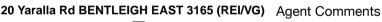
— 1

2

Price: \$1,215,000 **Method:** Auction Sale **Date:** 02/04/2022

Property Type: House (Res) **Land Size:** 585 sqm approx

Agent Comments









Price: \$1,200,000 **Method:** Auction Sale **Date:** 21/05/2022

Property Type: House (Res) Land Size: 586 sqm approx



2 Greenview Ct BENTLEIGH EAST 3165

(REI/VG)

4





Price: \$1,190,000

Method: Sold Before Auction

Date: 30/07/2022

Property Type: House (Res) **Land Size:** 630 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

1.00 3134 1200



