

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

32a Strathmore Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$965,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/04/2021

to

30/06/2021

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	15b Delhi St BENTLEIGH 3204	\$1,650,000	14/08/2021
2	4a Leckie St BENTLEIGH 3204	\$1,550,000	23/08/2021
3	1b Parkmore Rd BENTLEIGH EAST 3165	\$1,500,000	25/08/2021

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:

23/09/2021 09:35

32a Strathmore Street, Bentleigh Vic 3204

**Jellis
Craig**

Gavin van Rooyen

9593 4500

0429 129 229

gavinvanrooyen@jellisrcraig.com.au

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median Unit Price

June quarter 2021: \$965,000



4 3 2

Property Type: Townhouse

Land Size: 302 sqm approx

Agent Comments

Comparable Properties



15b Delhi St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,650,000

Method: Private Sale

Date: 14/08/2021

Property Type: Townhouse (Res)



4a Leckie St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,550,000

Method: Sold Before Auction

Date: 23/08/2021

Property Type: Townhouse (Res)



1b Parkmore Rd BENTLEIGH EAST 3165 (REI) Agent Comments

4 2 2

Price: \$1,500,000

Method: Private Sale

Date: 25/08/2021

Property Type: Townhouse (Single)

Land Size: 490 sqm approx

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



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