

# 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

2/24 Fromer Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$840,000 & \$900,000

### 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	31 Kinross St HAMPTON EAST 3188	\$950,000	19/06/2021
2	2/24 Ashlar Rd MOORABBIN 3189	\$910,000	22/05/2021
3	1a Hemming St BRIGHTON EAST 3187	\$885,000	27/05/2021

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:

10/08/2021 15:30

2/24 Fromer Street, Bentleigh Vic 3204

**Jellis  
Craig**

Gavin van Rooyen

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**Indicative Selling Price**

\$840,000 - \$900,000

**Median Unit Price**

June quarter 2021: \$965,000



2 1 4

**Property Type:** Unit

Agent Comments

## Comparable Properties



**31 Kinross St HAMPTON EAST 3188 (REI)**

Agent Comments

2 1 1

**Price:** \$950,000

**Method:** Private Sale

**Date:** 19/06/2021

**Property Type:** House

**Land Size:** 254 sqm approx



**2/24 Ashlar Rd MOORABBIN 3189 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$910,000

**Method:** Auction Sale

**Date:** 22/05/2021

**Property Type:** Unit

**Land Size:** 327 sqm approx



**1a Hemming St BRIGHTON EAST 3187 (REI)**

Agent Comments

2 1 1

**Price:** \$885,000

**Method:** Auction Sale

**Date:** 27/05/2021

**Property Type:** Unit

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



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