

# 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

101/495 South Road, Bentleigh Vic 3204

### Indicative selling price

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

Single price

\$475,000

### 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	4/1 King St HAMPTON EAST 3188	\$520,000	30/04/2021
2	7/12 Brentwood St BENTLEIGH 3204	\$500,000	07/05/2021
3	301/633 Centre Rd BENTLEIGH EAST 3165	\$478,500	09/04/2021

**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:

28/09/2021 14:13

101/495 South Road, Bentleigh Vic 3204

**Jellis  
Craig**

Kosta Mesaritis

9593 4500

0412 117 529

kostamesaritis@jellisrcraig.com.au

**Indicative Selling Price**

\$475,000

**Median Unit Price**

June quarter 2021: \$965,000



2 1 1

**Property Type:** Apartment

**Agent Comments**

Savvy 1st floor 2 bedroom security apartment in a hip lifestyle location, featuring a fabulous living & dining area with generous west-facing balcony; custom stone kitchen (Ilve appliances), 2 large bedrooms (BIRs), vogue bathroom, a Euro laundry, lift access, secure basement parking and storage. Metres to great restaurants, cafes, train and Halley Park.

## Comparable Properties



**4/1 King St HAMPTON EAST 3188 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$520,000

**Method:** Sold Before Auction

**Date:** 30/04/2021

**Property Type:** Flat



**7/12 Brentwood St BENTLEIGH 3204 (REI)**

**Agent Comments**

2 1 1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 07/05/2021

**Property Type:** Apartment



**301/633 Centre Rd BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$478,500

**Method:** Sold Before Auction

**Date:** 09/04/2021

**Property Type:** Apartment

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



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