

# 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&2/1 Francesco Street, Bentleigh East Vic 3165

### Indicative selling price

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

Range between

\$1,750,000

&

\$1,850,000

### Median sale price

Median price

\$1,446,500

Property Type

House

Suburb

Bentleigh East

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 | 96 Jasper Rd BENTLEIGH 3204      | \$1,805,000 | 19/06/2021   |
| 2 | 16 Laurel St BENTLEIGH EAST 3165 | \$1,800,000 | 21/07/2021   |
| 3 | 88 Tambet St BENTLEIGH EAST 3165 | \$1,770,000 | 26/06/2021   |

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:

04/10/2021 16:31

1&2/1 Francesco Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Danielle Harvey

9194 1200

0433 509 786

danielleharvey@jellisrcraig.com.au

**Indicative Selling Price**

\$1,750,000 - \$1,850,000

**Median House Price**

June quarter 2021: \$1,446,500



**Property Type:**

Agent Comments

## Comparable Properties



**96 Jasper Rd BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$1,805,000

**Method:** Auction Sale

**Date:** 19/06/2021

**Property Type:** House (Res)

**Land Size:** 823 sqm approx



**16 Laurel St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,800,000

**Method:** Sold Before Auction

**Date:** 21/07/2021

**Property Type:** House (Res)

**Land Size:** 759 sqm approx



**88 Tambet St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,770,000

**Method:** Auction Sale

**Date:** 26/06/2021

**Property Type:** House (Res)

**Land Size:** 712 sqm approx

**Account - Jellis Craig** | P: 03 9194 1200



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