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	30B Catherine Road, Bentleigh East Vic 3165
Including suburb and	-
postcode	

Indicative selling price

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

Range between \$1,550,000	&	\$1,650,000
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Median sale price

Median price	\$1,203,000	Pro	perty Type Un	t		Suburb	Bentleigh East
Period - From	01/07/2024	to	30/09/2024	So	urce	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	2b Fraser St BENTLEIGH EAST 3165	\$1,635,000	16/11/2024
2	126b Tucker Rd BENTLEIGH 3204	\$1,580,000	19/09/2024
3	8b John St BENTLEIGH EAST 3165	\$1,660,000	03/08/2024

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:	06/12/2024 15:19
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Date of sale



Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

Indicative Selling Price \$1,550,000 - \$1,650,000 Median Unit Price September quarter 2024: \$1,203,000



Property Type: Townhouse

Comparable Properties



2b Fraser St BENTLEIGH EAST 3165 (REI)

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3

3

Price: \$1,635,000 **Method:** Auction Sale **Date:** 16/11/2024

Property Type: Townhouse (Res)

Agent Comments



126b Tucker Rd BENTLEIGH 3204 (REI)

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a 1

Agent Comments

Price: \$1,580,000 **Method:** Private Sale **Date:** 19/09/2024

Property Type: Townhouse (Single)



8b John St BENTLEIGH EAST 3165 (REI/VG)

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1

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3

3

Price: \$1,660,000 Method: Auction Sale Date: 03/08/2024

Property Type: Townhouse (Res) **Land Size:** 322 sqm approx

Agent Comments

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





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