

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

7 Greendale Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,279,000

Median sale price

Median price

\$1,462,250

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2024

to

30/09/2024

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	22 Begg St BENTLEIGH EAST 3165	\$1,250,000	07/11/2024
2	6 Lespray Av BENTLEIGH EAST 3165	\$1,315,000	19/10/2024
3	34 Blamey St BENTLEIGH EAST 3165	\$1,211,000	03/07/2024

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:

20/12/2024 09:25



Property Type: House

Comparable Properties



22 Begg St BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)



Price: \$1,250,000

Method: Sold Before Auction

Date: 07/11/2024

Property Type: House (Res)

Land Size: 582 sqm approx

6 Lespray Av BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)



Price: \$1,315,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)



34 Blamey St BENTLEIGH EAST 3165 (REI/VG)

[Agent Comments](#)



Price: \$1,211,000

Method: Sold Before Auction

Date: 03/07/2024

Property Type: House (Res)

Land Size: 589 sqm approx

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