

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

27 Eddys Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,750,000

&

\$1,800,000

Median sale price

Median price \$1,828,000

Property Type House

Suburb Bentleigh

Period - From 01/01/2021

to 31/12/2021

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	212 Centre Rd BENTLEIGH 3204	\$1,800,000	18/12/2021
2	2 Galtum Av BENTLEIGH 3204	\$1,795,000	11/12/2021
3	35 McArthur St BENTLEIGH 3204	\$1,750,000	16/11/2021

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:

04/04/2022 14:21

27 Eddys Grove, Bentleigh Vic 3204

**Jellis
Craig**

Killiana Jabs

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Indicative Selling Price

\$1,750,000 - \$1,800,000

Median House Price

Year ending December 2021: \$1,828,000



3 1 3

Property Type: House

Land Size: 684 sqm approx

Agent Comments

Comparable Properties



212 Centre Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,800,000

Method: Auction Sale

Date: 18/12/2021

Property Type: House (Res)

Land Size: 602 sqm approx



2 Galtum Av BENTLEIGH 3204 (REI/VG)

Agent Comments

4 1 2

Price: \$1,795,000

Method: Auction Sale

Date: 11/12/2021

Property Type: House (Res)

Land Size: 650 sqm approx



35 McArthur St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 4

Price: \$1,750,000

Method: Private Sale

Date: 16/11/2021

Property Type: House

Land Size: 585 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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