

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

2/22 Blamey Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,085,000 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2024 to 30/06/2024 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	41 Connie St BENTLEIGH EAST 3165	\$1,120,000	09/05/2024
2	1/5 Connie St BENTLEIGH EAST 3165	\$1,085,000	13/06/2024
3	28 Clifton St BENTLEIGH EAST 3165	\$925,000	10/04/2024

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:

16/07/2024 16:44

2/22 Blamey Street, Bentleigh East Vic 3165

**Jellis
Craig**

Angus McPherson

9593 4500

0460 365 900

AngusMcPherson@jellisrcraig.com.au

Indicative Selling Price

\$880,000 - \$950,000

Median Unit Price

June quarter 2024: \$1,085,000



 3  1  2

Property Type: Townhouse

Agent Comments

Comparable Properties



41 Connie St BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

 3  1  2

Price: \$1,120,000

Method: Private Sale

Date: 09/05/2024

Property Type: House

Land Size: 288 sqm approx



1/5 Connie St BENTLEIGH EAST 3165 (REI) **Agent Comments**

 3  2  2

Price: \$1,085,000

Method: Private Sale

Date: 13/06/2024

Property Type: Townhouse (Res)



28 Clifton St BENTLEIGH EAST 3165 (REI) **Agent Comments**

 3  1  2

Price: \$925,000

Method: Private Sale

Date: 10/04/2024

Property Type: House

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



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