

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

7a Lockwood Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,975,000

&

\$2,075,000

Median sale price

Median price \$1,910,000

Property Type House

Suburb Bentleigh

Period - From 01/07/2021

to

30/09/2021

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	15A Wood St BENTLEIGH 3204	\$2,000,000	22/10/2021
2	32B St James Av BENTLEIGH 3204	\$1,965,000	11/10/2021
3			

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:

15/11/2021 13:50

7a Lockwood Street, Bentleigh Vic 3204

**Jellis
Craig**

Andrew Panagopoulos
9593 4500
0412054970

andrewpanagopoulos@jellisrcraig.com.au



Property Type: Townhouse
Land Size: approx 344 sqm sqm
approx
[Agent Comments](#)

Indicative Selling Price
\$1,975,000 - \$2,075,000

Median House Price
September quarter 2021: \$1,910,000

Comparable Properties



15A Wood St BENTLEIGH 3204 (REI)

[Agent Comments](#)



Price: \$2,000,000
Method: Sold Before Auction
Date: 22/10/2021
Property Type: Townhouse (Res)
Land Size: 365 sqm approx



32B St James Av BENTLEIGH 3204 (REI)

[Agent Comments](#)



Price: \$1,965,000
Method: Auction Sale
Date: 11/10/2021
Property Type: House (Res)
Land Size: 380 sqm approx

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.

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



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