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

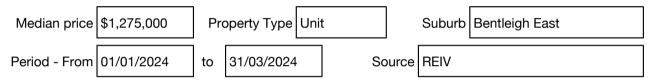
41 Connie Street, Bentleigh East Vic 3165

Indicative selling price

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			consumer.vic.gov.a	a/ under quoting

Single price \$1,120,000

Median sale price



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.

Ado	dress of comparable property	Price	Date of sale
1	6 Rochford St BENTLEIGH EAST 3165	\$1,248,000	17/04/2024
2	14 Norville St BENTLEIGH EAST 3165	\$1,160,000	17/02/2024
3	1/24 Connie St BENTLEIGH EAST 3165	\$1,075,000	17/04/2024

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:

27/04/2024 16:32



41 Connie Street, Bentleigh East Vic 3165



Kon Galitos 9593 4500 0414 902 680 kongalitos





Property Type: Townhouse Land Size: 288 sqm approx

Indicative Selling Price \$1,120,000 Median Unit Price March quarter 2024: \$1,275,000

Comparable Properties



6 Rochford St BENTLEIGH EAST 3165 (REI)



Price: \$1,248,000 Method: Sold Before Auction Date: 17/04/2024 Property Type: Unit Land Size: 285 sqm approx



14 Norville St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

Agent Comments



Price: \$1,160,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res) Land Size: 438 sqm approx



1/24 Connie St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,075,000 Method: Private Sale Date: 17/04/2024 Property Type: Unit Land Size: 311 sqm approx

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



propertydata

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