

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

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

Single price \$1,120,000

Median sale price

Median price \$1,275,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/01/2024

to 31/03/2024

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	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

**Jellis
Craig**

Kon Galitos
9593 4500
0414 902 680
kongalitos



3 1 2

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)

Agent Comments

3 1 1

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

3 2 2

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

3 2 1

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



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