

# 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

2/62 Blamey Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000

&

\$930,000

### Median sale price

Median price \$1,102,500

Property Type Unit

Suburb Bentleigh East

Period - From 08/09/2020

to 07/09/2021

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		
2		
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:

08/09/2021 17:45

2/62 Blamey Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Anthony Fordham  
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**Indicative Selling Price**

\$880,000 - \$930,000

**Median Unit Price**

08/09/2020 - 07/09/2021: \$1,102,500



 3  1  1

**Rooms:** 5

**Property Type:** Townhouse  
(Single)

**Land Size:** 259 sqm approx

**Agent Comments**

Contemporary classic 3 bedroom 1.5 bathroom freestanding single level rear residence featuring a sun filled living & dining area, a sparkling stone kitchen (Smeg/Miele appliances), an on-trend bathroom, an enclosed deck (strip heating) in a wrap-around courtyard garden, an auto garage & car space. Walk to Centenary Park, schools, bus & Chesterville Road shops.

## Comparable Properties

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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