

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

8/107 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$1,142,500 Property Type Unit Suburb Bentleigh East

Period - From 01/10/2022 to 31/12/2022 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	20 Malane St BENTLEIGH EAST 3165	\$850,000	28/03/2023
2	2/2 Celia St BENTLEIGH EAST 3165	\$741,000	17/12/2022
3	1/26 Richard St BENTLEIGH EAST 3165	\$740,000	02/03/2023

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:

04/04/2023 13:16

8/107 East Boundary Road, Bentleigh East Vic 3165

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$720,000 - \$770,000

Median Unit Price

December quarter 2022: \$1,142,500



 3  1  2

Rooms: 5

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

20 Malane St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  1

Price: \$850,000

Method: Private Sale

Date: 28/03/2023

Property Type: Unit

Land Size: 313 sqm approx



2/2 Celia St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 2  1  2

Price: \$741,000

Method: Auction Sale

Date: 17/12/2022

Property Type: Villa



1/26 Richard St BENTLEIGH EAST 3165 (REI)

Agent Comments

 2  1  1

Price: \$740,000

Method: Sold Before Auction

Date: 02/03/2023

Property Type: House (Res)

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



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