

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

11 Barry Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

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	54 Lahona Av BENTLEIGH EAST 3165	\$1,600,000	06/10/2021
2	67 Bulli St MOORABBIN 3189	\$1,522,000	13/10/2021
3	6 Catherine Rd BENTLEIGH EAST 3165	\$1,500,000	03/11/2021

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:

09/11/2021 13:43

11 Barry Street, Bentleigh Vic 3204

Jellis Craig

Jack Liu

9593 4500

0420 222 639

jackliu@jellisrcraig.com.au

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

September quarter 2021: \$1,910,000



4 2 3

Property Type: House

Land Size: 576 sqm approx

Agent Comments

Comparable Properties



54 Lahona Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,600,000

Method: Sold Before Auction

Date: 06/10/2021

Property Type: House (Res)

Land Size: 603 sqm approx



67 Bulli St MOORABBIN 3189 (REI)

Agent Comments

3 1 1

Price: \$1,522,000

Method: Auction Sale

Date: 13/10/2021

Property Type: House (Res)

Land Size: 696 sqm approx



6 Catherine Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,500,000

Method: Sold Before Auction

Date: 03/11/2021

Property Type: House

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



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