Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 27 The Highway, Bentleigh Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$1,865,000	Pro	operty Type	Hou	se		Suburb	Bentleigh
Period - From	01/07/2021	to	30/06/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	33 Gilbert Gr BENTLEIGH 3204	\$1,450,000	14/08/2022
2	9 Brian St BENTLEIGH EAST 3165	\$1,449,000	14/05/2022
3	184 Jasper Rd BENTLEIGH 3204	\$1,405,000	20/08/2022

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:

24/08/2022 12:46









Property Type: House **Land Size:** 413 sqm approx Agent Comments Andrew Panagopoulos 9573 6100 0412 054 970 andrewpanagopoulos@jelliscraig.com.au

> Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price Year ending June 2022: \$1,865,000

Comparable Properties



33 Gilbert Gr BENTLEIGH 3204 (REI)



Price: \$1,450,000 Method: Sold After Auction Date: 14/08/2022 Property Type: House Agent Comments



Price: \$1,449,000 Method: Auction Sale Date: 14/05/2022 Property Type: House (Res)

Land Size: 389 sqm approx

3

184 Jasper Rd BENTLEIGH 3204 (REI)

9 Brian St BENTLEIGH EAST 3165 (REI/VG)

2

2



Agent Comments

Agent Comments



Price: \$1,405,000 Method: Auction Sale Date: 20/08/2022 Property Type: House (Res) Land Size: 446 sqm approx

Account - Jellis Craig | P: 03 9593 4500



property data

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