

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

6/8-10 Agnes Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,180,500

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/04/2022

to

31/03/2023

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	21/27 Dromana Av BENTLEIGH EAST 3165	\$1,222,000	01/04/2023
2	1/533 South Rd BENTLEIGH 3204	\$1,208,000	24/03/2023
3	4/31 George St BENTLEIGH EAST 3165	\$1,055,000	23/02/2023

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:

08/05/2023 17:54

6/8-10 Agnes Street, Bentleigh East Vic 3165

**Jellis
Craig**

Gavin van Rooyen

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gavinvanrooyen@jellisrcraig.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

Year ending March 2023: \$1,180,500



3 2 3

Property Type: Townhouse (Res)

Land Size: 218 sqm approx

Agent Comments

Comparable Properties



21/27 Dromana Av BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,222,000

Method: Auction Sale

Date: 01/04/2023

Property Type: Townhouse (Res)



1/533 South Rd BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,208,000

Method: Private Sale

Date: 24/03/2023

Property Type: Townhouse (Single)

Land Size: 389 sqm approx



4/31 George St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,055,000

Method: Private Sale

Date: 23/02/2023

Property Type: Townhouse (Single)

Land Size: 255 sqm approx

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



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