

# 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 Melball 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 \$1,150,000

&

\$1,265,000

### Median sale price

Median price \$1,202,500

Property Type House

Suburb Bentleigh East

Period - From 01/10/2019

to 31/12/2019

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	5 Plymouth St BENTLEIGH EAST 3165	\$1,265,000	21/03/2020
2	1 Konrad St BENTLEIGH EAST 3165	\$1,250,000	28/10/2019
3	78 Bignell Rd BENTLEIGH EAST 3165	\$1,210,000	30/11/2019

**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:

24/03/2020 09:05

2 Melball Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Trent Collie

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trentcollie@jellisrcraig.com.au

**Indicative Selling Price**

\$1,150,000 - \$1,265,000

**Median House Price**

December quarter 2019: \$1,202,500



 3  2  2

**Property Type:** House (Res)

**Land Size:** 691 sqm approx

Agent Comments

## Comparable Properties



**5 Plymouth St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 3  2  1

**Price:** \$1,265,000

**Method:** Auction Sale

**Date:** 21/03/2020

**Property Type:** House (Res)

**Land Size:** 600 sqm approx



**1 Konrad St BENTLEIGH EAST 3165 (VG)**

Agent Comments

 4  -  -

**Price:** \$1,250,000

**Method:** Sale

**Date:** 28/10/2019

**Property Type:** House (Res)

**Land Size:** 727 sqm approx



**78 Bignell Rd BENTLEIGH EAST 3165 (REI/VG)** Agent Comments

 2  1  2

**Price:** \$1,210,000

**Method:** Auction Sale

**Date:** 30/11/2019

**Property Type:** House (Res)

**Land Size:** 738 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.