

# 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

18 Seaview Avenue, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,900,000

### Median sale price

Median price

\$1,880,000

Property Type

House

Suburb

Bentleigh

Period - From

01/01/2022

to

31/03/2022

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 | 35 Mortimore St BENTLEIGH 3204  | \$1,902,000 | 26/02/2022   |
| 2 | 28 Mortimore St BENTLEIGH 3204  | \$1,888,000 | 24/03/2022   |
| 3 | 24 Strathmore St BENTLEIGH 3204 | \$1,880,000 | 12/03/2022   |

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:

06/06/2022 14:11

18 Seaview Avenue, Bentleigh Vic 3204

**Jellis Craig**

Nick Renna

9593 4500

0411 551 190

nickrenna@jellisrcraig.com.au

**Indicative Selling Price**

\$1,900,000

**Median House Price**

March quarter 2022: \$1,880,000



4 1 6

**Property Type:** House (Res)

**Land Size:** 687 sqm approx

**Agent Comments**

## Comparable Properties



**35 Mortimore St BENTLEIGH 3204 (REI)**

**Agent Comments**

3 1 4

**Price:** \$1,902,000

**Method:** Auction Sale

**Date:** 26/02/2022

**Property Type:** House (Res)

**Land Size:** 757 sqm approx



**28 Mortimore St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,888,000

**Method:** Sold Before Auction

**Date:** 24/03/2022

**Property Type:** House (Res)

**Land Size:** 657 sqm approx



**24 Strathmore St BENTLEIGH 3204 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,880,000

**Method:** Auction Sale

**Date:** 12/03/2022

**Property Type:** House (Res)

**Land Size:** 642 sqm approx

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



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