## 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

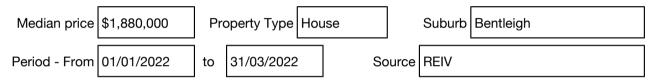
18 Seaview Avenue, Bentleigh Vic 3204

## Indicative selling price

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Single price \$1,900,000

#### Median sale price



## 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.

Ado	dress 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









**Property Type:** House (Res) **Land Size:** 687 sqm approx Agent Comments Nick Renna 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,900,000 Median House Price March quarter 2022: \$1,880,000

# **Comparable Properties**



35 Mortimore St BENTLEIGH 3204 (REI)



Price: \$1,902,000 Method: Auction Sale Date: 26/02/2022 Property Type: House (Res) Land Size: 757 sqm approx Agent Comments



Price: \$1,888,000 Method: Sold Before Auction Date: 24/03/2022 Property Type: House (Res) Land Size: 657 sqm approx

2

4



24 Strathmore St BENTLEIGH 3204 (REI)

28 Mortimore St BENTLEIGH 3204 (REI/VG)

**2** 



Agent Comments

Agent Comments

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



propertydata

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