

# 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

14 Godfrey Street, Bentleigh Vic 3204

### Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

### Median sale price

Median price \$1,680,000

Property Type House

Suburb Bentleigh

Period - From 01/07/2022

to

30/06/2023

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 | 20 Chalmers St MCKINNON 3204   | \$2,220,000 | 01/04/2023   |
| 2 | 8 Lord St MCKINNON 3204        | \$2,000,000 | 04/03/2023   |
| 3 |                                |             |              |

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:

31/07/2023 16:43

14 Godfrey Street, Bentleigh Vic 3204

**Jellis  
Craig**

Kon Galitos  
9593 4500  
0414 902 680  
kongalitos



 4    2    2

**Rooms:** 8  
**Property Type:** House  
**Land Size:** 569 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,900,000 - \$2,090,000

**Median House Price**

Year ending June 2023: \$1,680,000

## Comparable Properties



**20 Chalmers St MCKINNON 3204 (REI/VG)**

**Agent Comments**

 5    3    2

**Price:** \$2,220,000  
**Method:** Auction Sale  
**Date:** 01/04/2023  
**Property Type:** House (Res)  
**Land Size:** 660 sqm approx



**8 Lord St MCKINNON 3204 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 04/03/2023  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx

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.

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



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