## 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

2/12 Daffodil Street, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$940,000		&		\$1,030,000			
Median sale pi	rice							
Median price	\$1,168,000	Pro	operty Type	Unit			Suburb	Bentleigh East
Period - From	01/01/2020	to	31/03/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2a Lockwood St BENTLEIGH 3204	\$1,040,000	06/03/2020
2	1/3 Barrani St BENTLEIGH EAST 3165	\$1,020,000	22/02/2020
3	1/43 Molden St BENTLEIGH EAST 3165	\$1,005,000	29/04/2020

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.

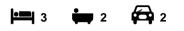
This Statement of Information was prepared on:

21/05/2020 14:01









Rooms: 5 Property Type: House/unit Land Size: 386 (142 internally) sqm approx Agent Comments

Chris Janssens 9573 6100 0418 541 208 chrisjanssens@jelliscraig.com.au

> **Indicative Selling Price** \$940,000 - \$1,030,000 **Median Unit Price** March quarter 2020: \$1,168,000

# **Comparable Properties**



2a Lockwood St BENTLEIGH 3204 (REI) **D** 1

1/3 Barrani St BENTLEIGH EAST 3165



Price: \$1,040,000 Method: Sold Before Auction Date: 06/03/2020 Property Type: Unit Land Size: 246 sqm approx

Agent Comments

Agent Comments



(REI/VG) •**•** 3 Price: \$1,020,000

Method: Auction Sale Date: 22/02/2020 Property Type: Unit



1/43 Molden St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,005,000 Method: Private Sale Date: 29/04/2020 Property Type: Unit Land Size: 490 sqm approx

Account - Jellis Craig | P: 03 9593 4500



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.