

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

2/1 David Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,300,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/04/2022

to 30/06/2022

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 | 2/7 Theresa St BENTLEIGH 3204 | \$1,165,000 | 12/03/2022 |
| 2 | 2/12 Marquis Rd BENTLEIGH 3204 | \$1,150,000 | 12/07/2022 |
| 3 | 2/19 Uonga Rd BENTLEIGH 3204 | \$1,110,000 | 04/05/2022 |

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:

12/09/2022 16:54

2/1 David Street, Bentleigh East Vic 3165

**Jellis
Craig**

Nick Renna

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0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

June quarter 2022: \$1,300,000



3 2 2

Property Type: Unit

Agent Comments

Comparable Properties



2/7 Theresa St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,165,000

Method: Auction Sale

Date: 12/03/2022

Property Type: Unit

Land Size: 447 sqm approx

2/12 Marquis Rd BENTLEIGH 3204 (VG)

Agent Comments

3 - -

Price: \$1,150,000

Method: Sale

Date: 12/07/2022

Property Type: Flat/Unit/Apartment (Res)



2/19 Uonga Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$1,110,000

Method: Sold Before Auction

Date: 04/05/2022

Property Type: Unit

Land Size: 414 sqm approx

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



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