

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

17a Park Crescent, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,420,000

&

\$1,480,000

Median sale price

Median price \$1,910,000

Property Type House

Suburb Bentleigh

Period - From 01/07/2021

to

30/09/2021

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		
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:

01/11/2021 15:14

17a Park Crescent, Bentleigh Vic 3204

**Jellis
Craig**

Trent Collie

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Indicative Selling Price

\$1,420,000 - \$1,480,000

Median House Price

September quarter 2021: \$1,910,000



 3  2  2

Property Type: House

Land Size: 305 sqm approx

Agent Comments

Captivating 3 bedroom 2 bathroom Art Deco gem with access to Victory Park enjoying a sun filled main bedroom (WIR & gorgeous ensuite), voluminous open plan living & dining, impressive stone kitchen (Smeg/Asko appliances), wrap-around garden deck & double carport.

Comparable Properties

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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