# 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

16 Agnes Street, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	en \$1,400,000		&		\$1,525,000			
Median sale price								
Median price	\$1,425,000	Pro	operty Type	Том	nhouse		Suburb	Bentleigh East
Period - From	14/01/2024	to	13/01/2025		So	ource	Property	/ Data

## 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	105a Deakin St BENTLEIGH EAST 3165	\$1,475,000	24/12/2024
2	10b Blackshaw St MCKINNON 3204	\$1,641,500	19/12/2024
3	5b Roselyn Cr BENTLEIGH EAST 3165	\$1,500,000	04/12/2024

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:

14/01/2025 15:15





Jack Liu





Property Type: House Land Size: 325 sqm approx Agent Comments 9593 4500 0420 222 639 jackliu@jelliscraig.com.au

Indicative Selling Price \$1,400,000 - \$1,525,000 Median Townhouse Price 14/01/2024 - 13/01/2025: \$1,425,000

# **Comparable Properties**

105a Deakin St BENTLEIGH EAST 3165 (REI) 4  3  2 Price: \$1,475,000 Method: Private Sale Date: 24/12/2024 Property Type: Townhouse (Single)	Agent Comments
10b Blackshaw St MCKINNON 3204 (REI)         10b         10b <td>Agent Comments</td>	Agent Comments
5b Roselyn Cr BENTLEIGH EAST 3165 (VG)         4       -         Price: \$1,500,000         Method: Sale         Date: 04/12/2024         Property Type: Strata Unit/Townhouse - Conjoined	Agent Comments

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



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