

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

2/10a Eddys Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$910,000 Property Type Unit Suburb Bentleigh

Period - From 01/01/2024 to 31/03/2024 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	204/24 Mavho St BENTLEIGH 3204	\$599,999	08/04/2024
2	2/2 Werona St BENTLEIGH 3204	\$595,000	04/03/2024
3	8/267 Centre Rd BENTLEIGH 3204	\$550,000	17/04/2024

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:

11/06/2024 16:30



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



204/24 Mavho St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$599,999

Method: Private Sale

Date: 08/04/2024

Property Type: Apartment



2/2 Werona St BENTLEIGH 3204 (VG)

Agent Comments



Price: \$595,000

Method: Sale

Date: 04/03/2024

Property Type: Strata Unit/Flat



8/267 Centre Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 17/04/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200