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

1A Fraser Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$1,196,000	Pro	operty Type	Unit			Suburb	Bentleigh East
Period - From	01/10/2024	to	31/12/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	56b Abbin Av BENTLEIGH EAST 3165	\$1,386,000	09/11/2024
2	53b Brady Rd BENTLEIGH EAST 3165	\$1,391,000	05/10/2024
3	1c Paloma St BENTLEIGH EAST 3165	\$1,440,000	05/10/2024

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:

30/01/2025 09:43



1A Fraser Street, Bentleigh East Vic 3165







Property Type: Townhouse Agent Comments

Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median Unit Price** December quarter 2024: \$1,196,000

Agent Comments

Agent Comments

Agent Comments

Comparable Properties



2 3 2 Price: \$1,386,000 Method: Auction Sale Date: 09/11/2024

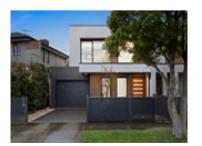
Property Type: Townhouse (Res) Land Size: 293 sqm approx

56b Abbin Av BENTLEIGH EAST 3165 (REI/VG)

53b Brady Rd BENTLEIGH EAST 3165 (REI/VG)

3 2 1

Price: \$1,391,000 Method: Auction Sale Date: 05/10/2024 Property Type: Townhouse (Res)



1c Paloma St BENTLEIGH EAST 3165 (REI)

3 2

1 Price: \$1,440,000

Method: Auction Sale Date: 05/10/2024 Property Type: Townhouse (Res)

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

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.